





£925,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy
Rating

D

Council Tax Band E



Services

Mains electricity and water are connected. Private drainage. Oil Fired central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Street take the A39 towards Bridgwater, passing through the villages of Walton and Ashcott. After approximately 5 miles turn right signposted to Catcott. On reaching the crossroads, King William Inn opposite, take a right onto Lippetts Way after a short distance take a left hand turn into Weares Lane where the property will be found immediately on the right hand side.

Description

This exceptional four-bedroom detached bungalow, which has been finished to a high standard, boasts a stunning open-plan living area and offers spacious and well-proportioned living accommodation throughout, making it ideal for a variety of buyers. Located in a private village setting and spanning approx 3.025 acres of land, this property includes a double garage and a range of workshops/outbuildings making it perfect for a smallholding. A superb opportunity not to be missed!

Leading from the front elevation, you are welcomed into a spacious entrance hall that connects seamlessly to various parts of the house. To the right, a well-appointed shower room offers a practical space for families and guests. Moving further inside, a hallway to the left leads to the bedroom wing, where four generously sized bedrooms are situated. The first and second bedrooms are both well-proportioned, offering great spaces for family members to enjoy. Bright and welcoming, they provide plenty of room for comfort and versatility whilst boast fantastic views over the countryside. Further down the hallway, the third bedroom is again a good size with its light and airy feel enhancing the sense of openness. Adding to its charm, this bedroom features its own en suite shower room, offering both convenience and privacy, making it an ideal space for guests. Located towards the end of the hallway is a fantastic family bathroom, beautifully designed with an elegant bathtub, WC, wash basin, and a stylish vanity unit, creating a relaxing and functional space. Finally, the master bedroom stands as the most expansive, complete with a dressing room and a private en suite bathroom, adding a touch of luxury.

Returning to the entrance hall and moving forward, you enter the heart of the home—the open-plan kitchen, dining, and living area. This expansive space is designed for both comfort and entertaining, featuring a modern kitchen layout fitted with Neff appliances and ample room for cooking and dining. Natural light floods the space, enhancing its inviting ambiance. The garden room, opening to the living area through sliding barn-style doors, is a cosy and inviting sunlit space framed by bi-fold doors and expansive windows. It serves as a perfect retreat, offering stunning views of the garden. To the right of the kitchen, a door leads through to the utility room, which provides additional storage and plumbing for laundry facilities ensuring practicality and convenience. From here you have access to the boot room, which is ideal for storing coats and shoes, which in turn gives direct access out to the garden. This well-designed layout ensures a seamless flow throughout the home, making it both functional and inviting.

Location

The village of Catcott is nestled in the picturesque Polden Hills between the well served centres of Street and Bridgwater. This most sought after village is known and appreciated for its excellent community spirit, friendly church circle and local amenities, including a highly regarded primary school, church, two public houses and a super village hall shared with the neighbouring village of Edington with events such as Pics in the Sticks. Edington also has a Doctors surgery and supermarket, which is less than a mile away. The thriving town of Street just 6.5 miles offering a good range of facilities including Strode College, Strode Theatre, both indoor and open-air swimming pools and complex of shopping outlets in Clarks Village. Street is also the home of the renowned Millfield Senior School. Catcott is 29 miles from Bristol International Airport, 37 miles from the City of Bristol and 22 miles from the County Town of Taunton. It is worth checking out the Catcott Village Association website for more information.



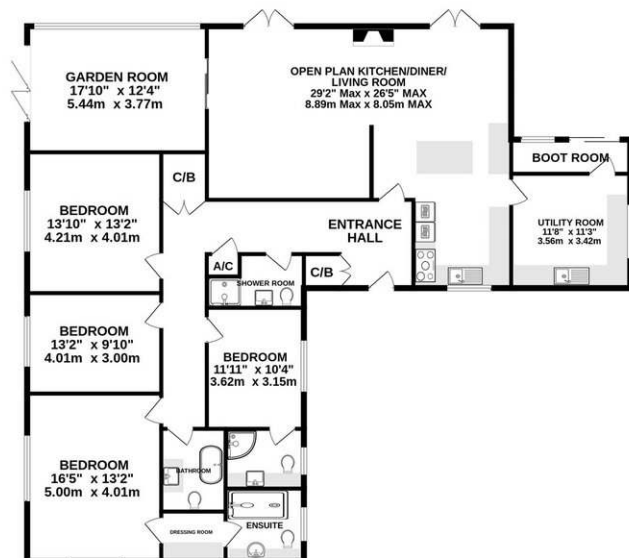


The bungalow features a private low maintenance garden, mainly laid to lawn with well stocked flower-filled borders and established fruit trees. A charming summer house/potting shed is perfect for gardening enthusiasts and families. With a spacious patio extending from the rear elevation offering an ideal spot for al fresco dining or enjoying the serenity of the garden. A selection of versatile outbuildings, including a double garage equipped with an electric roller door, power, and lighting, presenting potential for conversion (subject to planning permission and consents). Additionally, there is a spacious wooden workshop with ample storage and a dedicated hobbies/craft room, both fitted with power and lighting. A final workshop, designed to accommodate machinery, offers a range of potential uses. The adjoining paddock is approximately 2.5 acres and benefits from separate gate access from the road, if required, ideal for small holding or equines. Complemented by a small copse of mature trees, creating a peaceful sanctuary that serves as a haven for wildlife. It's a perfect blend of open space and natural beauty.

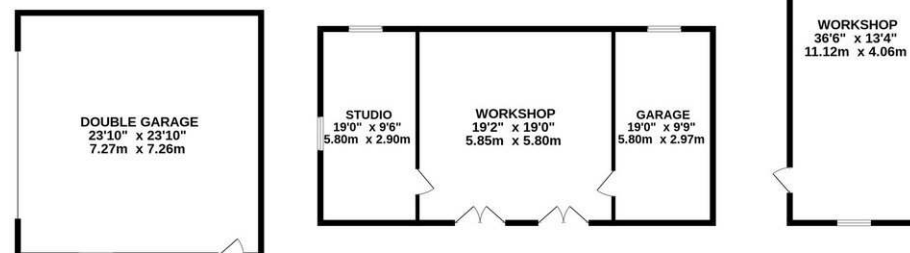
- This property is immaculately presented and beautifully decorated throughout, offering a stylish and welcoming atmosphere in every room.
- No detail has been overlooked, with sleek fixtures and fittings throughout, underfloor heating, a contemporary wood-burning stove and elegant oak doors, adding style and comfort.
- Boasting a fantastic open-plan living/kitchen/dining area, this space is perfect for both entertaining and enjoying quality time with family.
- Affording four generously sized double bedrooms, with the master boasting a dedicated dressing area and a tastefully designed en-suite shower room.
- Set within approx 3.025 acres of land, including a private garden and paddock, offering both space and privacy in a peaceful setting.



GROUND FLOOR
2104 sq.ft. (195.5 sq.m.) approx.



OUTBUILDINGS
1785 sq.ft. (165.9 sq.m.) approx.



TOTAL FLOOR AREA : 3890 sq.ft. (361.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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