





£725,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy
Rating

E

Council Tax Band F



Services

Mains electricity, water and drainage are connected. Oil fired central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Street, head west on the A39 towards Bridgwater. Continue for approximately 4 miles, passing through Walton and Ashcott. After leaving Ashcott and passing Shapwick, look for the right-hand turn signposted for Catcott. Follow this road down into the village and turn left at the King William Inn crossroads.

Upon entering Edington, turn right into Holywell Road and continue until passing the church on your left. Pynes will be found a little further on the left-hand side identified by our for sale board.

Description

Introducing this enchanting character residence, circa 1644, offering over 3,250 sq. ft. of beautifully presented living space. Not listed and thoughtfully enhanced with double-glazed UPVC windows and doors where fitted, this remarkable home blends historical charm with everyday practicality in a truly picturesque setting. From the moment you step inside, the home reveals a wealth of period features, including exposed beams, inglenook fireplaces, bread ovens, timber and flagstone floors, and cottage-style doors.

The ground floor is particularly generous and versatile, arranged around an internal flagstone corridor that connects the main living spaces and can be opened up to enhance flow. The primary lounge is warm and inviting, centred around a wood-burning stove, while a secondary sitting/dining room features a magnificent fireplace with another wood burner, perfect for entertaining or quiet evenings in. A charming study, complete with thought to be original built-in bookcases and an open hanging fire, offers the ideal space for home working or reading. To the rear, the kitchen and dining areas span the width of the house, providing a practical hub for day-to-day living with views across the west-facing garden. A superb conservatory adds further flexibility, ideal as a retreat or hobby space.

Upstairs, a long central landing bathed in natural light leads to four character-filled bedrooms. The spacious principal bedroom is a fantastic size, complemented by an en-suite shower room. There is a family bathroom and separate WC, all sympathetically styled in keeping with the home's heritage.

Planning permission for a garage with a room above was previously granted (now lapsed), and plans are available for prospective buyers. Reinstating the permission is considered a formality.

This is a rare opportunity to acquire a truly special period home in an idyllic village setting—rich in character, generous in space, and ready to be cherished for generations to come.

Location

Situated in the charming village of Edington giving easy access to the Street, Glastonbury and the M5. The village offers local amenities including, Village Hall, Doctors surgery and Post Office/Co-operative supermarket at Gwilliams Store. There is an excellent primary school in the neighbouring village Catcott along with two further pubs. The location lends itself to a range of primary and secondary educational facilities, with buses to the highly regarded independent schools in Taunton, Wellington and Street, (Millfield). The undeveloped countryside of the Polden Hills with many quiet lanes, footpaths and bridleways, including drove ways providing riding possibilities, as well as dog walking and cycling. More comprehensive facilities can be found in Bridgwater to the West and Street to the East. The thriving centre of Street is approximately 7 miles and offers facilities including Strode Theatre, Strode College, both indoor and open air swimming pools and a wide range of shops including Clarks Village shopping outlet. The major centres of Bristol, Taunton, and Exeter are each within driving distance. The train stations of Taunton, Bridgwater and Highbridge enable daily travel to London Paddington in less than 2 hours, Bristol and the wider rail network. Bristol Airport, 21 miles away, offers an excellent range of domestic and international flights.





Outside, the property comes into its own. Set within beautifully established gardens in the peaceful village of Edington, the property is tucked away from busy roads, affording privacy and a mature, tree-lined setting bordered by natural stone walling and hedging. Formal gardens sit immediately behind the house with a choice of seating areas and a broad paved terrace. A detached outbuilding, currently arranged as a gym with power and lighting, provides scope for home working and hobbies. There is also the benefit of secure gated driveway parking.

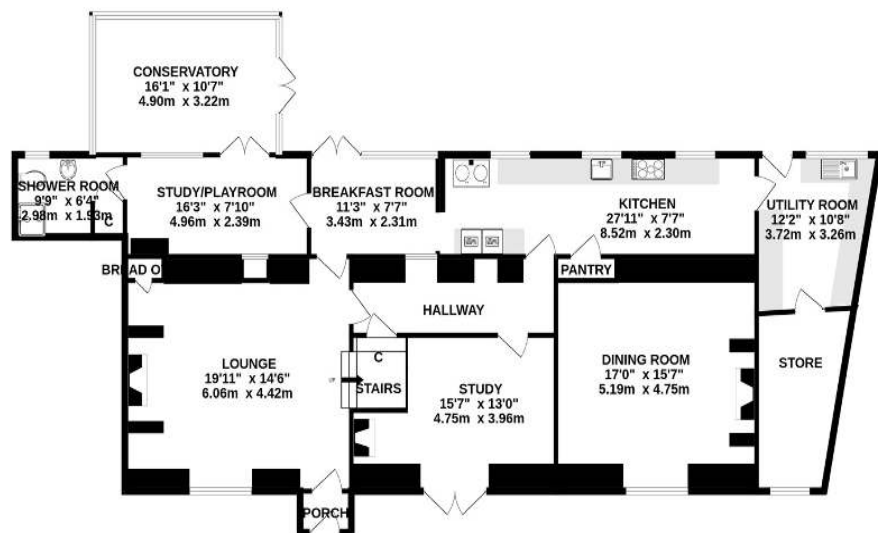
The house is situated at the very edge of this well-regarded village within touching distance of open countryside and easy access to local walking routes. Pynes offers a rare opportunity to secure a generously proportioned, individual home in a lovely Somerset setting.



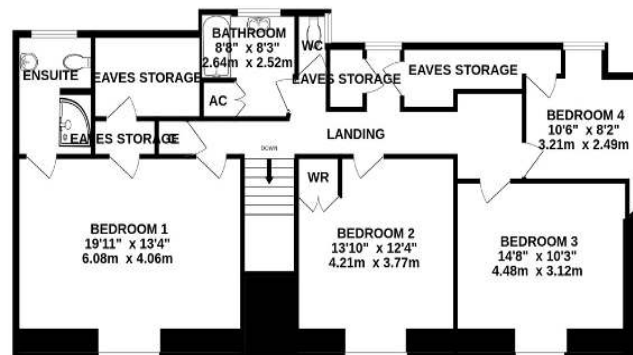
- Beautiful period home set within generous mature landscaped gardens and a peaceful village setting with excellent privacy
- Four spacious and character-filled reception rooms including two with woodburning stoves, exposed beams and inglenook fireplaces, ideal for entertaining or relaxing at home
- Generous kitchen and dining space extending across the rear of the house thoughtfully designed with solid timber cabinetry and access onto the paved garden terrace.
- The kitchen boasts two Neff double ovens, AGA, induction hob, pantry, and more. The utility room affords space for washer and second dishwasher, super cold store.
- Three bathrooms including an en-suite, family bathroom, and ground floor electric shower room, plus a separate WC – all finished with traditional tiling and panelled detailing.
- Detached, fully insulated timber outbuilding with power and light, currently divided into a gym/hobbies room and separate shed/store area.
- Stunning rear garden including formal lawn, seating areas and established cottage planting with feature pergola, plus further garden space beyond leading to secure gated parking
- Set on the edge of the well-connected village of Edington with access to walking routes, local pubs, café and easy links to the M5 and Bristol Airport



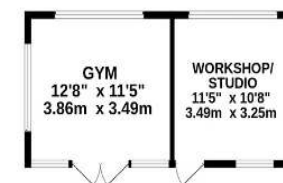
GROUND FLOOR
1744 sq.ft. (162.0 sq.m.) approx.



1ST FLOOR
1242 sq.ft. (115.4 sq.m.) approx.



OUTBUILDINGS
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 3253 sq.ft. (302.2 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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