





£489,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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3

Energy
Rating

D

Council Tax Band E



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 proceed on the A39 towards Bridgwater. Pass through the villages of Walton and Ashcott and shortly after passing the Albion Inn on the left, turn right signposted to Shapwick. Follow the road down the hill into the village taking the first right turning into Vicarage Lane follow the road to the end of the Lane, where the property will be found on the left hand side and easily identified by our for sale board.

Description

Set in the desirable village of Shapwick on the edge of the Polden Hills, this well-maintained detached property offers versatile living space, a generous double garage and beautifully established gardens with open views across to the Mendip Hills, rolling countryside, and Glastonbury Tor. Early viewing is highly advised to avoid disappointment.

You enter the property through a practical porch, ideal for storing coats and shoes, which opens into a spacious dining room. This welcoming space is perfectly suited for family meals, formal occasions and everyday living. From here, an opening leads into the bright and airy sitting room, where a wood-burning stove provides a warm and cosy focal point. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor spaces. Just off the sitting room, a separate study offers an ideal area for home working or quiet retreat. The kitchen/breakfast room is well-appointed with a range of wall, base and drawer units, a built-in oven and hob with space for under-counter appliances as well as a free standing fridge/freezer. Adjacent to the kitchen, the utility area includes plumbing for a washing machine and tumble dryer and provides access to the side of the property. A cloakroom with WC completes the ground floor accommodation.

Upstairs, the landing leads to four well-proportioned bedrooms, each enjoying either an open outlook or a view over the garden, with three featuring built-in cupboard or wardrobe space. The principal bedroom benefits from its own en suite shower room, comprising WC, bidet, wash basin and a bath with shower over. The remaining rooms are served by a family bathroom fitted with a bath with shower over, wash basin and WC. The layout provides a comfortable and practical space for family living or visiting guests.

Location

The property is situated in the desirable Polden Hill village of Shapwick which is set amidst scenic Somerset countryside, great for walkers and keen bird watchers alike. Shapwick boasts an active and friendly village community, fabulous Cricket Pavilion and recreational ground and St Mary's Church. Excellent primary schooling can be found in the neighbouring villages of Catcott and Ashcott and the thriving town of Street, home to renowned Millfield School and Clarks Shoes, is within approximately 5 miles with its comprehensive range of shops, bank and the Clarks Village Outlet shopping, sporting and recreational facilities including both indoor and open air swimming pools and Strode Theatre. The nearest M5 motorway interchange at Dunball, Bridgwater is within 8 miles with Bristol, Bath and Taunton 38 and 23 miles distant respectively.





The rear garden is a delightful and thoughtfully arranged space, ideal for both relaxation and outdoor living. A large raised decked terrace offers the perfect spot for alfresco dining or simply enjoying the peaceful setting, with uninterrupted views stretching out across open fields. From here, the outlook extends over the surrounding countryside, taking in the Mendip Hills and the iconic silhouette of Glastonbury Tor on the horizon. The garden itself is well stocked with a variety of flowering shrubs, mature trees, and colourful planting, offering year-round interest. There is also a cultivated area with raised beds for vegetables, alongside a timber shed and greenhouse, ideal for keen gardeners. A charming summer house nestles beneath a tree, providing a peaceful retreat with a picturesque rural backdrop. This tranquil outside space is beautifully in tune with its surroundings, backing directly onto open farmland and offering a wonderful sense of privacy, nature and far-reaching views towards the Mendips and Glastonbury Tor.

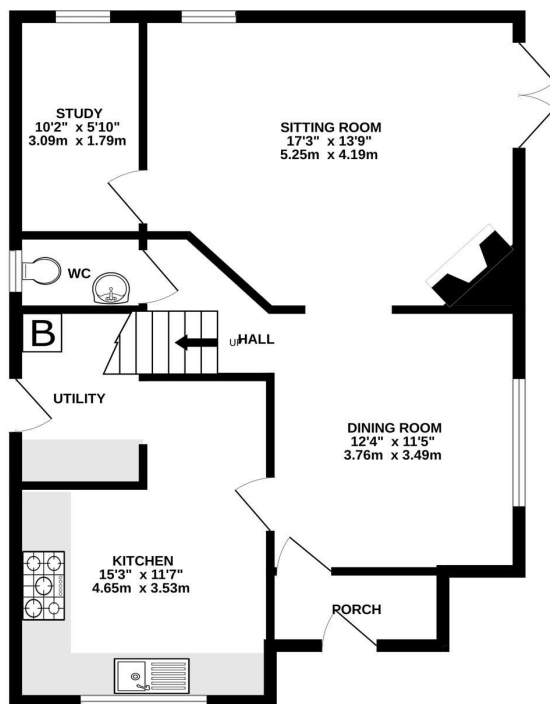
To the front of the property is a generous driveway providing parking for three vehicles, alongside a detached double garage fitted with twin up-and-over doors, power, and lighting, perfect for secure parking, storage or workshop use.



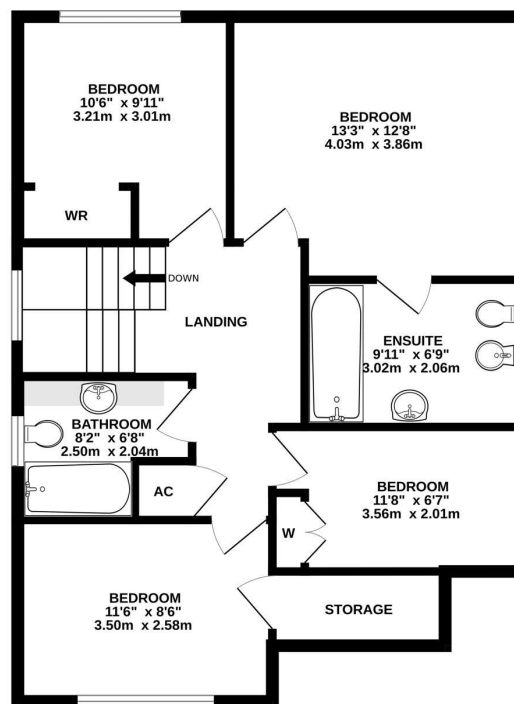
- Bright and spacious sitting and dining rooms with a seamless flow, ideal for family life and entertaining.
- Dedicated home office, a private ground-floor study provides the perfect space for remote work, hobbies, or quiet reading.
- Well-equipped kitchen/breakfast room plus separate utility area with external access and laundry space.
- Four good-sized, comfortable and versatile bedrooms, three with built-in storage and principal with a private en suite.
- Beautifully landscaped garden with raised deck, summerhouse and uninterrupted views across to the Mendip Hills and Glastonbury Tor.
- Detached double garage with power and lighting, plus driveway parking for three vehicles, ideal for families or guests.



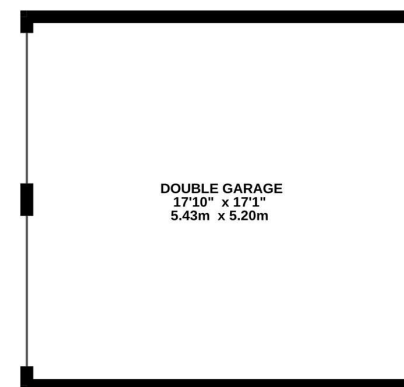
GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
698 sq.ft. (64.8 sq.m.) approx.



GARAGE
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1693 sq.ft. (157.3 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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