



holland&odam

157 Main Street | Walton | Somerset | BA16 9QY



£575,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



3/4



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4

Energy
Rating

D

Council Tax Band F



Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Street, take the A39 towards Taunton. Continue into the village of Walton, passing the church on your left. Follow the road for a short distance and the property will be found on the left-hand side, opposite the turning for Whitley Lane, and clearly marked with a For Sale board.

Description

Entering beneath the covered canopy, the home welcomes you either through the practical utility entrance or the more formal hall. From the outset, the property exudes charm and character, with exposed wooden beams and cottage-style ceilings running throughout, reflecting its history as a former farmhouse and barn. Entering via the utility, you'll find a practical space with storage for coats and shoes, plumbing for laundry appliances and a useful larder cupboard. From here, a cloakroom with built-in storage is conveniently positioned before leading into the heart of the home the inviting kitchen/breakfast room. This country-style kitchen is beautifully appointed with a range of wall, base and drawer units, complete with an integrated oven, induction hob and space for under counter appliances. Dual windows flood the room with natural light, and the layout is designed for modern living while retaining its rustic feel. It provides the perfect setting for entertaining, cooking or enjoying family meals together. A door opens into the formal dining room, a versatile, well-proportioned space full of charm and character, ideal for family gatherings or entertaining guests. From both the dining room and kitchen, you step into the sitting room. Here, a magnificent inglenook fireplace fitted with a multi-fuel burner and original bread oven takes centre stage, enhanced by the home's rich character. French doors open directly onto the garden, creating a seamless connection between indoor comfort and outdoor living. This is a space full of atmosphere, the perfect spot for cosy evenings by the fire. The ground floor also includes a cosy snug/library, providing the ideal spot for reading or quiet relaxation, along with a separate study, perfectly suited for home working or hobbies. These additional reception rooms offer excellent flexibility, with the potential to adapt the layout for multi generational living or to meet the changing needs of family life.

Rising to the first floor, the sense of character continues, with exposed beams and cottage charm carried throughout the bedrooms. The principal bedroom is a wonderful retreat, generously proportioned and enhanced by fitted wardrobes and an en-suite shower room. A patio door opens onto a private balcony overlooking the garden, creating a tranquil spot to enjoy morning coffee or simply take in the views over the garden. The two further bedrooms are both well-sized, providing comfortable accommodation for family or guests. They are served by the family bathroom, fitted with a bath, separate shower enclosure, vanity unit with wash basin, WC and a heated chrome towel rail.

Location

Main Street is a central location within the small and popular village of Walton which adjoins the western edge of Street in mid-Somerset. Local amenities including a Church, highly regarded Primary School, village hall and an excellent eating pub, The Royal Oak. The thriving centre of Street is 1 mile and offers more comprehensive facilities including both indoor and open air swimming pools, Strode Theatre and the complex of factory shopping outlets in Clarks Village. The historic town of Glastonbury is 3 miles and the Cathedral City of Wells 9 miles. The nearest M5 motorway interchange at Dunball, Bridgwater, (Junction 23) is 11 miles, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.



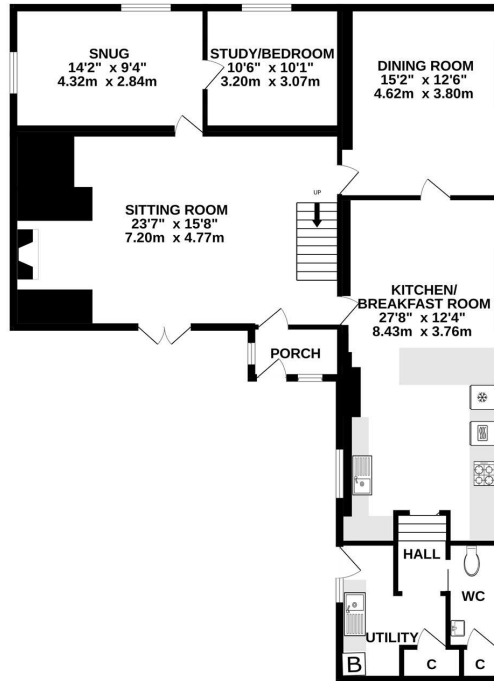


Outside, the property continues to impress. To the front, mature hedgerow creates a sense of privacy, while a gated sweeping driveway approaches from the side, providing ample parking and leading to the rear. Here you will find a carport, a useful workshop with power and light, a log store, and a coal bunker. The gardens are a true highlight, with a large area of lawn edged by well-stocked borders of flowering plants and mature shrubs, along with a wide variety of fruit trees. A summerhouse with power offers a delightful retreat, complemented by a greenhouse for keen gardeners. Directly in front of the house, a gated garden features a patio, herbaceous borders, and additional lawn, perfect for relaxing or entertaining. A garden shed provides practical storage or additional workshop space. Altogether, the garden creates a private and versatile setting that beautifully enhances the character of the home.

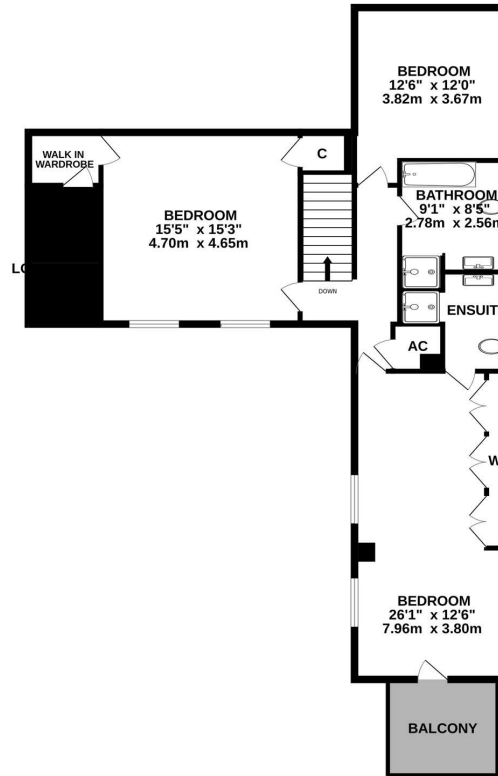
- Charming sitting room with a magnificent inglenook fireplace, complete with multi-fuel burner and original bread oven, a true focal point of the home.
- Spacious country-style kitchen/breakfast room, beautifully appointed and flooded with natural light, perfect for cooking, entertaining, and family gatherings.
- Flexible ground floor layout with snug/library and separate study, offering excellent versatility for home working, hobbies or multi generational living.
- Principal bedroom retreat featuring fitted wardrobes, a private en-suite and patio door opening onto a balcony with garden views.
- Extensive gardens with sweeping lawns, mature planting, fruit trees, summerhouse with power and greenhouse, a haven for outdoor living and gardening enthusiasts.
- Gated sweeping driveway leading to a carport, workshop with power and light, log store and ample parking, combining practicality with convenience.



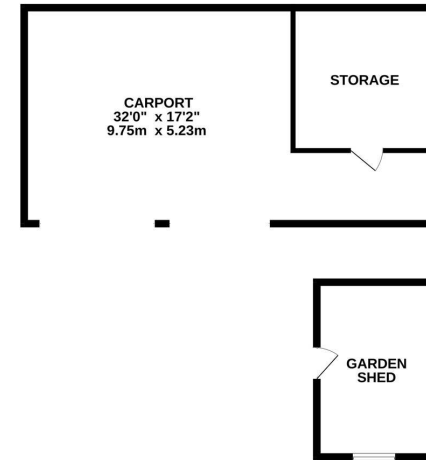
GROUND FLOOR
1236 sq.ft. (114.8 sq.m.) approx.



1ST FLOOR
977 sq.ft. (90.8 sq.m.) approx.



OUTBUILDINGS
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 2892 sq.ft. (268.7 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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