

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



21 BATH ROAD, ASHCOTT, SOMERSET, TA7 9PB



**21 BATH ROAD,
ASHCOTT, SOMERSET, TA7 9PB**

*Street 3 miles, Glastonbury 5 miles, Wells 11 miles, Yeovil 11 miles,
Taunton 22 miles, Castle Cary 15 miles, Bristol 30 miles and the M5 9
miles. (all approx.)*

A fabulous, fully renovated period property with surprisingly generous rooms and exceptionally stylish accommodation throughout.

The house has a boot room, sitting room, kitchen dining room, morning room, utility, shower room, drawing room and upstairs there are very 4 generous bedrooms, one has a dressing room and ensuite shower room. In addition, there is a spacious and versatile landing and a smart family bathroom with shower.

Outside there are front and rear courtyards for alfresco dining.

Guide Price £610,000

Location

Ashcott is a village located to the west of Street. It has 3 pubs, a first school and playing fields as well as a busy village hall which hosts various events. Further amenities, including an outdoor swimming pool and Clarks Village shopping outlet, Millfield and other senior schools can be found under 3 miles east in Street.

Description

This charming period property has been lovingly and thoughtfully renovated. Materials, such as elm floorboards have been repurposed as windowsills and the historic fabric of the building has been exposed to give the house character and integrity. All this has been blended, skilfully, with modern comforts, to create a delightful and stylish home. A super lock-up-and-leave, the heating system is managed online and the courtyards are maintenance free or a fantastic, low maintenance, well connected home.





Accommodation

The front door opens to a boot room, then the original front door opens to a the very glamorous sitting room. This attractive space is full of character. It has exposed stone walls, beams and a large inglenook fireplace with log burner and yet it feels very contemporary. There's a large understairs cupboard and a recess cupboard beside the fireplace (possibly the original entrance into the adjoining room).

Steps rise on the left to the kitchen which is similarly styled in neutral and natural tones. An inglenook has been integrated into the work area, retaining its original bread ovens. Very smart fitted units provide plenty of storage, there are two electric ovens, a large electric hob and extractor, integrated fridge/freezer and space for a dishwasher. A table and chairs nestles near the attractive bay window seat.

From the sitting room, further steps rise to the morning room. Orientated east, this tranquil space has room for a table and chairs and catches the morning light. From here you can access the rear courtyards.

To the left of the morning room is a utility room with space for a washing machine and tumble dryer. Fitted units provide further storage and there is also a sink. Beyond this there is a shower room.

Steps descend from the morning room to a very luxurious living room. This has a fireplace with a cast iron, electric, log effect stove. A door opens to the front of the property onto a courtyard and a rear doorway leads to a rear hallway where there is a large cupboard and access to the parking area. Stairs ascend from the sitting room to a spacious and versatile landing. A further short flight of stairs takes you to the principal bedroom suite. This has a floating wall which conceals a dressing room and a separate shower room. 3 further generous bedrooms share a family bathroom and shower.

Outside

An attractive, easy to maintain rear courtyard, on two levels, provides space for a table and chairs and a couple of garden sheds. A pedestrian gate leads from here to an additional gravelled storage area, adjacent to the lane. To the rear there is vehicular access to a communal car parking area. No. 21 has 2 spaces. At the front of the house an attractive stone wall, topped by hedges, provides privacy for a gravelled front terrace.





Tenure and other points

Freehold. Fully double glazed, rewired and replumbed. Mains water, electricity, gas and drainage. Pressurised water system. Bespoke, timber shutters and roman blinds included.

Additional 2 bedroom, adjoining cottage available under separate negotiation if required.

Council Tax Band C. EPC rating D.

Directions:

From Street take the A39 westwards (towards the M5) for about 3 miles, passing through the village of Walton and into Ashcott. The Batch is a grassy triangle on the right of the main road. Turn here and the house is located at the top on the east side.

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About the area

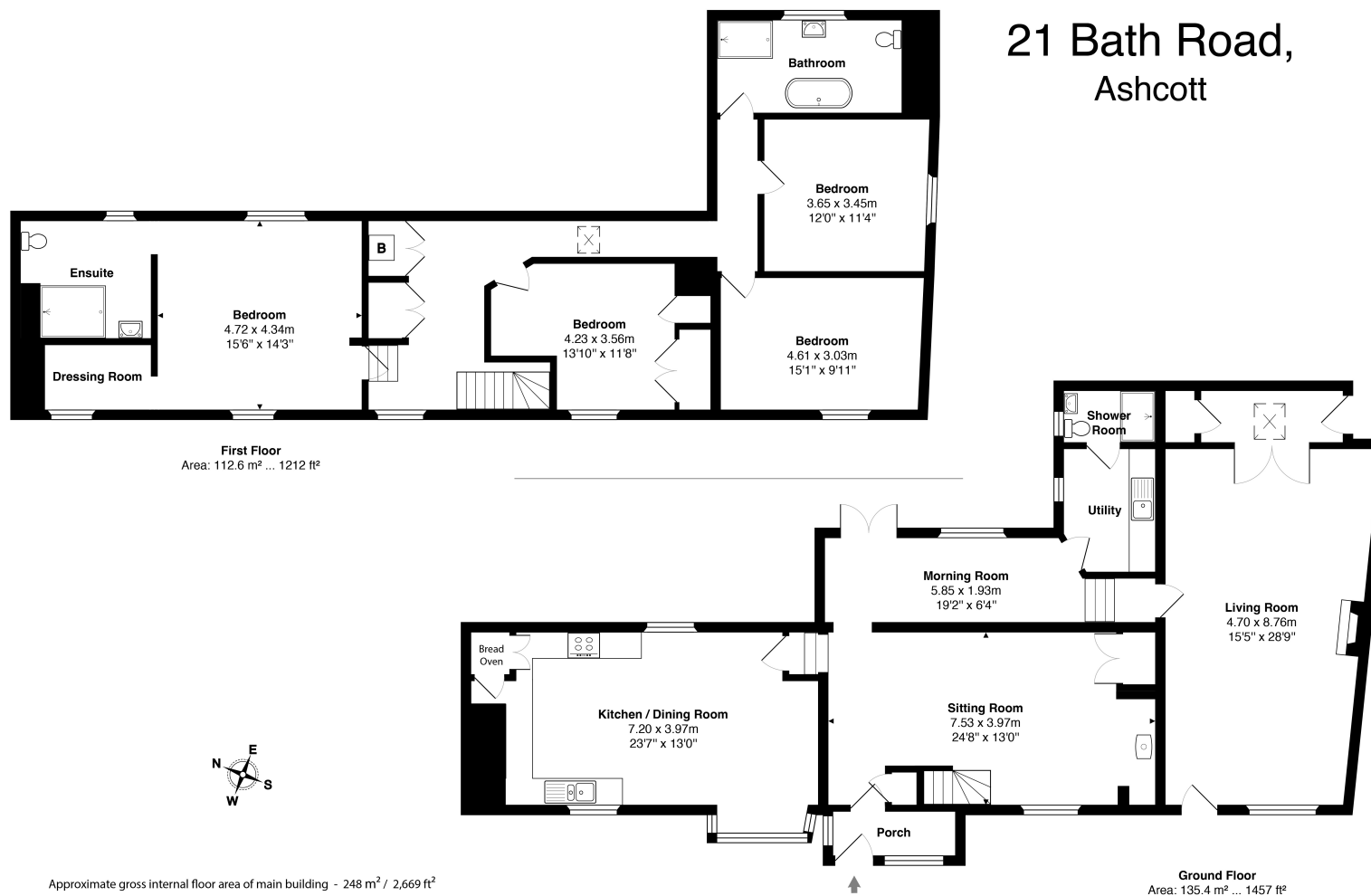
Ashcott is a pleasant village to the west of the towns of Street and Glastonbury and is a popular residential area with a 15th century church, village hall, playing fields, primary school, and 3 pubs. It has an active friendly community of just over a thousand people. The surrounding towns are all within easy reach providing a wide range of facilities and amenities and there's easy access to the A303 and also the M5. Castle Cary to the east has a fast direct line to Paddington.

The village has a well regarded primary school and there are excellent state and independent schools in the area including St. Crispins, Strode College, Millfield and Wells Cathedral School.

The surrounding Somerset countryside is quite outstanding and very accessible with many footpaths and nature reserves close to hand.



**21 Bath Road,
Ashcott**



IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

