





Offers Over £350,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy
Rating F

Council Tax Band D



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Street, take the A39 westbound toward the M5 motorway/Bridgwater. After approximately 9 miles, turn left onto Bawdrip Lane. Continue downhill, passing under the archway, then turn right onto Church Road. Follow Church Road for a short distance until you reach Church Path on the left. You can park on the roadside, then walk up Church Path toward the church, the property is the last house on the right.

Location

Bawdrip is a delightful village featuring a village hall, church, primary school and farm shop offering local produce, situated just off the A39. It is a popular choice for commuters due to its convenient transport links, including the M5 at Junction 23, about 2 miles away, and Bridgwater train station, located just 5 miles from the village. The nearby market towns of Taunton and Bridgwater, along with the vibrant village of Street, provide excellent employment opportunities and a wide range of amenities.

Description

This delightful three-bedroom Grade II listed Georgian home is a true hidden gem, where first impressions belie the character and space within. Located in a sought-after village setting, the property effortlessly blends period charm with tasteful modern touches. Outside, there is a garden along with a range of useful outbuildings, offering additional potential and further enhancing its appeal as a unique village residence. Early viewing is strongly recommended.

The property is entered via an entrance vestibule, ideal for coats and shoe storage, where the original flagstone flooring immediately sets the tone for the character found throughout the home. A hallway follows, with a conveniently located WC and a door leading through to the kitchen, which in turn provides access to the remaining ground floor rooms. The kitchen is fitted with a range of wall, base and drawer units, along with a range-style cooker, space for a free standing fridge, freezer and dishwasher. The galley-style layout makes excellent use of the available space. A wide opening leads through to the dining room, a fantastic space filled with natural light from sash windows complete with bespoke shutters. With an inset fireplace and a useful cupboard, this room provides a superb setting for entertaining and enjoying meals with family and friends. Continuing through the original porch, where a door leads out to the garden, you arrive at the sitting room. This inviting room boasts beautiful wooden floorboards, a cosy wood-burning stove at its heart and further sash windows, creating a warm and characterful living space.

To the first floor, a spacious landing incorporates a useful study area, offering a versatile space for home working or reading. There are three bedrooms, including two generously proportioned doubles that are bright and airy. One benefits from built-in wardrobe space and cast iron fireplace, while the other offers useful built-in storage. The third bedroom is also a double and can be accessed from either the landing or the principal bedroom, making it ideal for use as a dressing room. The bedrooms are served by a stylish family bathroom comprising an elegant bath, separate corner shower enclosure, wash basin and WC, all finished with a heated towel rail.





Outside, the property continues to impress with a beautifully arranged garden designed for both relaxation and practicality. A central artificial lawn provides a low-maintenance space, complemented by decorative planted borders and gravelled seating areas that add colour and texture throughout the seasons. The garden also benefits from a range of useful outbuildings, including three storage sheds and a versatile studio/hobbies room fitted with power and lighting, ideal for creative or home working use. There is also a covered outdoor dining area, perfect for entertaining and enjoying the garden in all weathers. A further workshop, again with power and lighting, retains wonderful character with the presence of the original bread oven. Completing the external accommodation is a practical utility room fitted with worktop space and plumbing for both a washing machine and tumble dryer.

- Grade II listed Georgian home rich in character and history, showcasing beautiful period features including sash windows, original flooring and fireplaces, all blended with tasteful modern touches.

- Charming sitting room with exposed wooden floorboards, sash windows and a cosy wood-burning stove, creating a warm and inviting focal point within the home.

- Desirable central village location, set beside the historic church and perfectly positioned to enjoy the charm, community feel and character that village life has to offer.

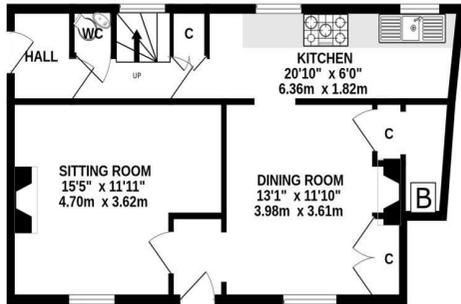
- Impressive dining room filled with natural light from sash windows with bespoke shutters, featuring an inset fireplace and ample space for entertaining and enjoying family meals.

- Attractive landscaped garden designed for ease of maintenance, featuring an artificial lawn, decorative planted borders and gravelled seating areas ideal for relaxing or entertaining outdoors.

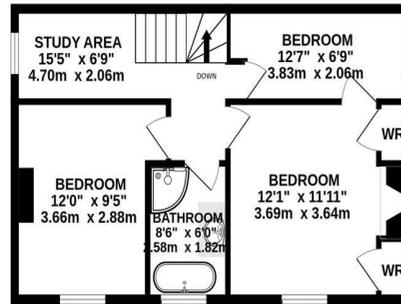
- Excellent range of outbuildings including storage sheds, workshop, studio or hobbies room with power and light, plus a covered outdoor dining area and utility space.



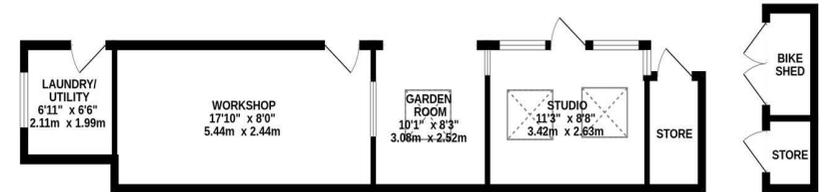
GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



OUTBUILDINGS
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1449 sq.ft. (134.6 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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