





£475,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy
Rating

D

Council Tax Band C



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

5 Hectors Stones | Woolavington | Somerset | TA7 8EG

Directions

From Street, follow the A39 towards Bridgwater and the M5. At Bawdrip, turn right by the garage and car sales, then continue into the village. Head downhill, with the Church on your right. Shortly after turn left onto Lower Road, continue along passing Mortimer Close, keeping to the right, onto Hectors Stones. At the apex of the triangle, turn right through a 5 bar gate and follow the lane to the end, where the property will be located on your right hand side.

Description

A charming three-bedroom extended semi-detached property, with the original part of the building dating back to the 1800s, tucked away in the village of Woolavington. Beautifully presented and offering a wealth of character, the property is complemented by a generously landscaped garden, ample, private, driveway parking, a range of useful outbuildings and a self-contained annexe, providing versatile accommodation with plenty to offer.

The property is approached via an entrance vestibule, ideal for coats and shoe storage, which leads into the principal ground floor accommodation. Immediately adjoining is the modern family bathroom, fitted with a bath with shower over, wash hand basin, WC and heated chrome towel rail. The heart of the house is the impressive kitchen/dining room, a long and sociable space offering excellent room for both day-to-day living and entertaining. It is fitted with a range of wall, base and drawer units, together with an integrated fridge/freezer and dishwasher, range-style cooker, and a useful utility cupboard with plumbing for laundry facilities. There is ample space for a family-sized dining table and chairs. Next is a cosy snug, full of character and charm, featuring a deep-silled window, exposed stone walls, an inglenook fireplace, and an alcove with feature electric fire. This inviting room is ideal as a second sitting area, reading room or family room. Beyond lies the substantial main sitting room, an impressive reception space of excellent proportions, offering ample room for seating and enjoying a bright, airy atmosphere. Full of character, the room is further enhanced by exposed wooden beams, attractive stone walls, deep-silled windows, a wood burning stove and a dual aspect, all combining to create a wonderfully warm and inviting setting. Together, these rooms provide a flexible arrangement, ideally suited to both everyday family living and more formal entertaining.

Stairs rise from the ground floor to the first-floor landing, which gives access to three double bedrooms. The principal bedroom is a well-proportioned and particularly light room, enjoying a dual aspect and fitted with an excellent range of built-in wardrobes. The second bedroom is another generous double, also benefiting from built-in wardrobe space, while the third bedroom provides flexible accommodation for family, guests or home working. A conveniently placed separate WC serves the first-floor accommodation, and there is also the added benefit of an airing cupboard.

Location

Located in the village of Woolavington which lies off the A39, 5 miles to the west of Bridgwater, 10 miles to the east of Street and 3 miles from Junction 23 (Dunball) of the M5 motorway. Amenities within the village include church, primary school, health centre, pub, and village stores. Bridgwater is the closest town offering facilities such as an array of shops, restaurants, bars, food superstores and train station, perfect for those looking to commute. Its leisure facilities include health centre, cinema, and ten pin bowling. With Bridgwater college boasting a wide range of studying opportunities, which includes Cannington College where the National College for Nuclear (NCfN) is based.

The popular centre of Street offers a good range of facilities including Clarks Village with its complex of factory shopping outlets, both indoor and open-air swimming pools, Strode College, and Strode Theatre.





Outside, the property enjoys a generous and beautifully landscaped garden, thoughtfully arranged to create a series of distinct areas. These include an area of lawn, gravelled pathways and attractive garden “rooms”, together with a sunken seating area ideal for outdoor relaxation and entertaining. The whole is edged by mature shrubs and well-stocked, flower-filled borders, with further features including a timber deck with pergola and a greenhouse. Beyond, the garden enjoys a lovely outlook over surrounding farmland.

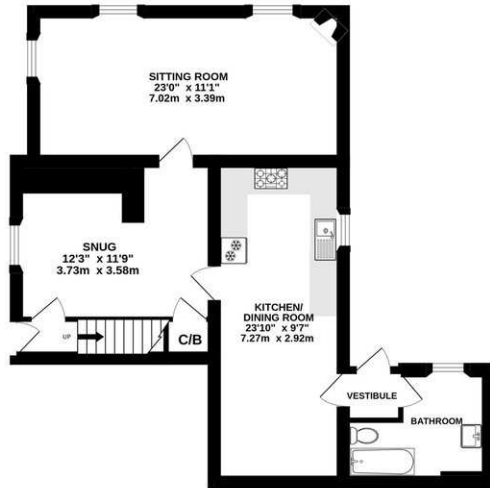
The property is further enhanced by a valuable range of outbuildings, including a versatile annexe fitted with a kitchen and shower room. Offering excellent flexibility, this space could suit a variety of uses, including multi-generational living, a studio, a work-from-home space, or potential holiday let/Airbnb income, and benefits from approved planning consent for ancillary and holiday let use, subject to any necessary consents and a purchaser’s requirements. Adjoining the annexe are two useful storage rooms, both fitted with power and light. There is also a single garage fitted with an electric roller door, power and lighting, together with additional adjacent storage rooms. Benefiting from ample driveway parking, with additional gravelled parking available to the front of the house.



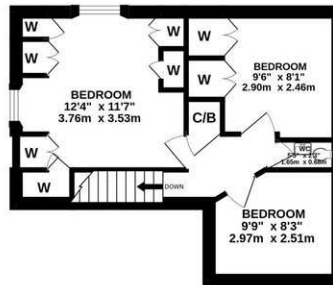
- Well-placed village setting. Situated in the village of Woolavington, enjoying a tucked-away position with excellent access to local amenities and convenient transport links, including the nearby M5.
- Character-filled interior showcasing a wealth of original charm, including exposed wooden beams, attractive stonework, latch and brace doors, solid oak flooring and deep-silled windows.
- Spacious and versatile living accommodation offering a generous kitchen/dining room, cosy snug and impressive sitting room, ideal for both family living and entertaining.
- Three double bedrooms, well-proportioned first-floor accommodation, including a light and airy principal bedroom with dual aspect and built-in wardrobes.
- Beautifully landscaped gardens, generous outside space, thoughtfully arranged with areas of lawn, gravelled pathways, mature borders and inviting seating areas.
- Excellent outbuildings and annexe. Including a self-contained annexe, garage, stores and ample driveway parking, offering superb versatility.



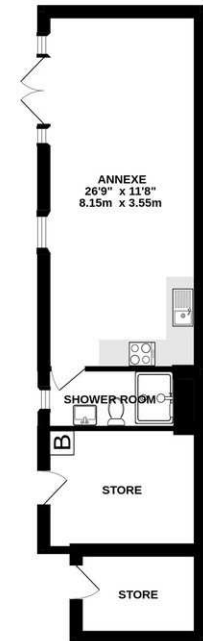
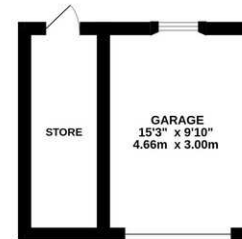
GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



OUTBUILDINGS
778 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 1937 sq.ft. (180.0 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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