holland&odam

21 Bath Road | Ashcott | Somerset | TA7 9PB

£535,000

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. Gas central heating system.

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

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Directions

From Street take the A39 towards Bridgwater passing through the village of Walton and into Ashcott. Shortly after passing the Ashcott Inn on your left hand side, turn right at the triangular green, where the property will be found on your right hand side and easily identified by our for sale board.

Location

The delightful village of Ashcott (population c.1186) sits part way along the Polden ridge, having wonderful rural views of the Somerset Levels and its various tributaries, all situated some 5 miles south-west of Glastonbury. At its heart is the historic Church of All Saints, an early 15th century building, forming part of a group of six churches known as the Polden Wheel. Ashcott is particularly well known locally for its superb village community and benefits from a highly regarded Primary School, sports playing fields, pub at the village centre and active village hall. The village also offers good and convenient access to other local towns/employment centres, such as Taunton (18 miles), Bridgwater 10 miles), Wells (11 miles) Bristol (31 miles), Bath (31 miles) and Exeter (55 miles). The M5 motorway J23 (9 miles) and the A303 Podimore Junction (12 miles). Bristol International Airport is 23 miles and Castle Cary railway station (London Paddington) 15miles.

Description

A welcoming porch, ideal for coats, shoes and muddy boots, provides a practical buffer before stepping into the heart of the home. The sitting room is steeped in character from the get-go. With low ceilings and exposed wooden beams, the space immediately sets the tone, combining warmth with charm. Generous in proportion, the room draws the eye straight to the beautiful inglenook fireplace, complete with a wood-burning stove, creating a cosy and inviting focal point. This is a room made for relaxed evenings, full of atmosphere and authenticity. A door leads through to the kitchen/dining room, another fantastically designed space that effortlessly balances style with functionality. Fitted with an extensive range of base and drawer units, the kitchen features a double oven, electric hob, and integrated fridge, all carefully positioned to maximise flow. A charming bay window with window seat and the dual-aspect layout flood the room with natural light, making it an ideal space for both everyday family life and entertaining guests. From the sitting room, steps rise to the sun room, a wonderfully versatile space where you can sit, relax or enjoy a quiet moment with a book. French doors open directly onto the garden, seamlessly connecting indoor and outdoor living during the warmer months. A door from the sun room leads to the utility room, fitted with plumbing for laundry appliances, base units and a sink, keeping the main living spaces clutter-free. From here, access is provided to a neatly presented ground-floor shower room, ideal for guests or everyday convenience. Continuing through the property, the living room is another impressively proportioned space. Featuring a statement fireplace with an electric-effect cast-iron log burner, the room offers flexibility for a range of uses, whether as a formal living area or additional reception space. Doors lead to the front and rear, with double doors opening to a rear corridor providing access to the parking area, enhancing practicality without compromising character.

Stairs ascend from the sitting room to a spacious landing, complete with built-in storage cupboards and doors leading to all first-floor rooms. The principal bedroom is a stand-out feature, offering exceptional proportions and a dual-aspect layout. Deep-sill windows crafted from re-purposed elm floorboards add a unique and thoughtful design detail. The suite is completed by a cleverly designed walk-in dressing room and a beautifully presented en-suite shower room, featuring a large walk-in shower, vanity unit with wash basin, WC and a heated chrome towel rail. Three further spacious double bedrooms provide versatile accommodation, one benefiting from built-in wardrobe and cupboard space. Exposed brickwork throughout the first floor enhances the character, while each room feels light, welcoming and thoughtfully finished. A contemporary family bathroom serves the remaining bedrooms, elegantly appointed with a claw-foot bath, large shower enclosure, vanity unit with storage and wash basin, WC and a heated chrome towel rail.

To the front, the property is attractively set back behind a natural stone wall, creating a sense of privacy and kerb appeal. A gated entrance opens to a neatly arranged frontage with gravelled pathways and established planting, softening the approach and complementing the character of the house.

A private and enclosed garden, thoughtfully landscaped to provide a low-maintenance yet inviting outdoor space. The garden features an attractive artificial lawn, complemented by paved seating areas and established planting that adds colour and privacy, creating an ideal setting for relaxing or entertaining with minimal upkeep required.

Two allocated off-road parking spaces are located to the rear of the property, providing convenient and secure parking with easy access to the house, ideal for everyday living and visiting guests.

- Located in a sought-after and active village, offering a strong community feel, local amenities and excellent transport links for easy access to surrounding towns and cities.

- Bursting with character including exposed wooden beams, low ceilings, exposed brickwork and bespoke details such as deep-sill windows made from re-purposed elm floorboards.

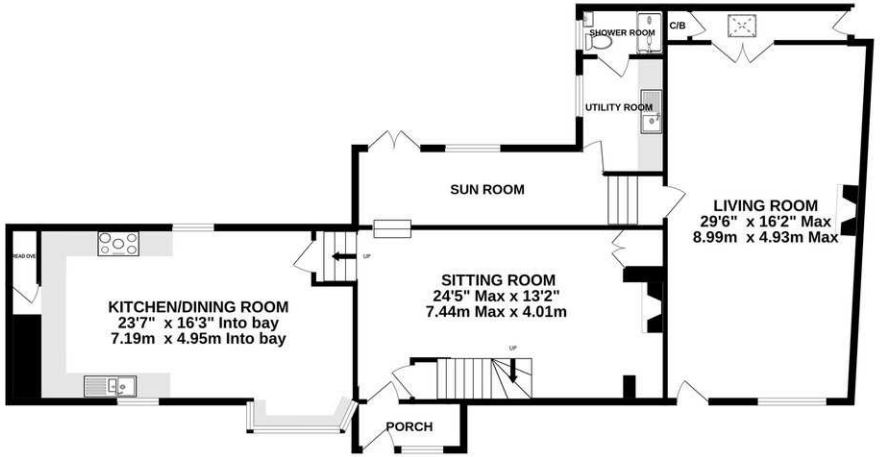
- Two generous reception rooms including a charming sitting room with inglenook fireplace and wood-burning stove, ideal for both everyday living and entertaining.

- Stylish dual-aspect kitchen/dining room with bay window and window seat, integrated appliances and excellent space for family life and social gatherings.

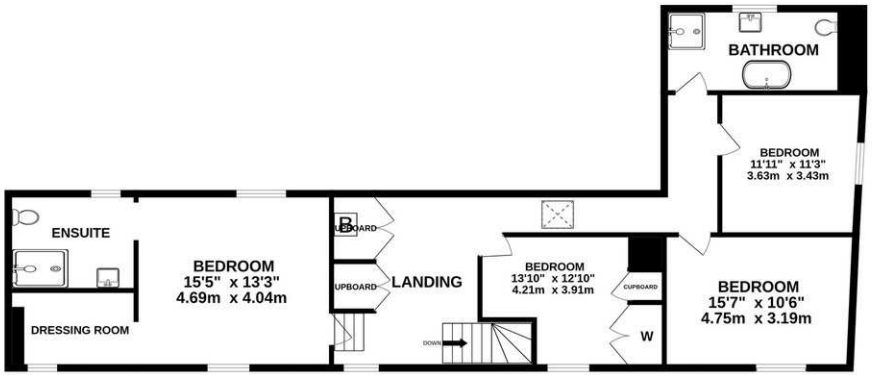
- Four spacious double bedrooms including a principal suite with dressing room and en-suite, plus a beautifully appointed family bathroom.

- Private, enclosed and low-maintenance garden, complemented by two allocated off-road parking spaces to the rear for everyday convenience.

GROUND FLOOR
1428 sq.ft. (132.7 sq.m.) approx.



1ST FLOOR
1117 sq.ft. (103.8 sq.m.) approx.



TOTAL FLOOR AREA : 2545 sq.ft. (236.4 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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