holland&odam

7 Northbrook Road | Shapwick| Somerset | TA7 9LN

£374,995

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk

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Energy Rating E

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

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Directions

From Street proceed on the A39 towards Bridgwater. Pass through the villages of Walton and Ashcott and shortly after passing the Albion Inn on the left, turn right signposted to Shapwick. Follow the road down the hill into the village and take the second right into Northbrook Road. The property will be found after a short distance on the left hand side, just before reaching the Cricket Ground.

Description

A deceptively spacious Victorian semi-detached house in the popular village of Shapwick, offering four bedrooms, characterful period features, modern comforts, a private garden, far-reaching views to the Mendip Hills.This is one not to be overlooked.

You enter the home via a welcoming vestibule, perfect for coats and shoe storage, with a convenient ground-floor WC just off the entrance. From here, a door opens into the heart of the home, a stunning open-plan family, kitchen, and dining space. The family room is a versatile space, ideal as an additional reception or formal dining room, flooded with natural light from a fantastic lantern window above. Bi fold doors open seamlessly onto the garden, creating a bright and airy connection to the outdoors. A useful utility cupboard, fitted with plumbing for laundry facilities, provides practical storage solutions. The kitchen and dining space is well-appointed with wall, base, and drawer units, a Belfast sink, a range-style cooker, and an integrated dishwasher, with space for a free-standing American-style fridge/freezer. Flagstone flooring complements the character of the room, and a breakfast bar offers space for casual dining, while an under stairs cupboard provides additional storage. From the kitchen, a door leads through to the sitting room, a well-proportioned reception with dual sash windows, rustic wooden floorboards, and alcove shelving either side of a fireplace fitted with a multi fuel burner. Another door from the kitchen leads to a hall, providing access to the stairs up to the first floor and a side exit to the property.

Upstairs, the landing gives access to all first-floor rooms. The master bedroom is generously proportioned, with ample space for free-standing furniture, while three further bedrooms offer flexibility for a variety of uses. The family bathroom is fully tiled and well-appointed, featuring an elegant roll-top bath, a separate shower enclosure, a vanity unit with storage, wash basin and WC, finished with a heated towel rail. Stairs continue to the second floor, which provides a superb multifunctional room, ideal as a home office, hobby space, or studio. Velux windows fill the room with natural light, and it offers far-reaching views across the rooftops and the surrounding countryside towards the Mendip Hills in the distance.

Location

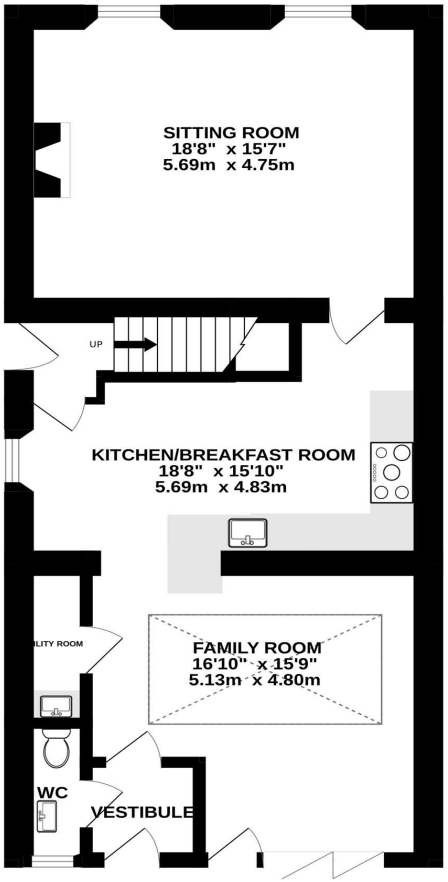
Shapwick is a highly regarded Somerset village set in an elevated position mid-way along the Polden Hills, overlooking the open landscapes of the Somerset Levels. A peaceful rural environment underpinned by a strong and active community. The village is particularly well known for its attractive period homes, historic church and welcoming village hall all contributing to its established and well-balanced character.
At the heart of village life is the well-regarded independent Dovecote School, making Shapwick especially appealing to families seeking a supportive and close-knit setting. The village café provides a popular social hub for residents and visitors alike, while the cricket pavilion and adjoining playing fields are a focal point for local sport, events and summer gatherings, reinforcing the village's strong community spirit. Shapwick is surrounded by countryside and nature reserves, including nearby Shapwick Heath.

An attractive enclosed rear garden designed for ease of maintenance, featuring a generous paved patio, artificial lawn, planted borders and useful garden storage. With direct access from the house, it provides a pleasant space for both outdoor dining and everyday enjoyment.

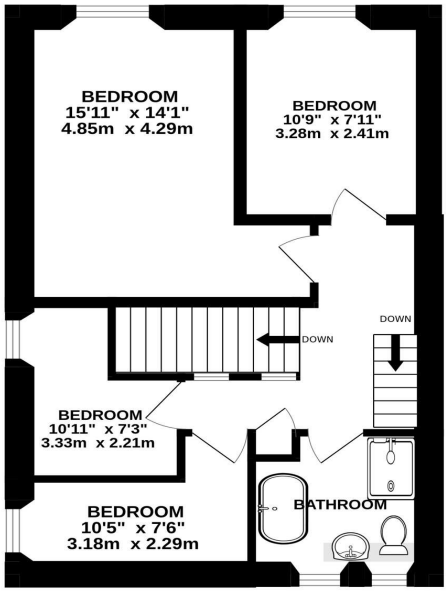
A delightful cottage-style front garden with gravel pathways, mature planting and well-tended borders, offering an inviting approach and a lovely degree of character and kerb appeal.

- Characterful Victorian semi-detached home with period charm, rustic floorboards, sash windows and a multi-fuel burner.
- Well-appointed farmhouse-style kitchen with Belfast sink, range-style cooker, breakfast bar and flagstone flooring.
- Impressive open-plan kitchen, dining and family space forming the heart of the home, ideal for modern family living and entertaining.
- Light-filled family room with lantern roof-light and bi-fold doors creating a seamless connection to the garden.
- Versatile second-floor loft room with Velux windows and far-reaching views towards the Mendip Hills, ideal as a home office, studio or hobby space.
- Attractive enclosed rear garden designed for low maintenance, with a generous paved patio, artificial lawn, planted borders and useful storage.

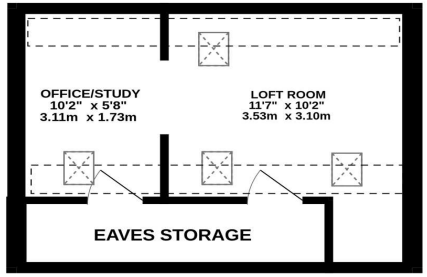
GROUND FLOOR
823 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



2ND FLOOR
247 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 1619 sq.ft. (150.4 sq.m.) approx.

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