





£885,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy
Rating

C

Council Tax Band E

Services

Mains electricity, water and private drainage are connected. Oil fired central heating system. Underfloor heating. 16 owned solar panels.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Please note: All photographs have been digitally enhanced and staged for illustrative purposes only. The property is currently empty, and any furniture, furnishings, planting or landscaping shown has been added digitally and may not reflect how the property or gardens are currently presented. The fixed kitchen, utility and bathroom fittings, together with the floor coverings, are an accurate reflection of the property as it stands.





Directions

From Street take the A39 towards Bridgwater for approximately 2 miles. Upon reaching the former Walton Gateway Inn, take the next left onto Bramble Hill. At the junction at the top of Bramble Hill, turn right onto Berhill, follow the road for a short distance and No 14 will be found on the left hand side and easily identified by our for sale board.



Description

An exceptional five-bedroom family home, beautifully renovated throughout and set within approximately 0.97 acres of mature gardens. Enjoying far-reaching countryside views towards Glastonbury Tor, the property offers stylish, spacious accommodation, underfloor heating, 16 solar panels, ample parking and a detached double garage.

An impressive entrance hall sets the scene for the generous accommodation that follows, creating an immediate sense of space on arrival. Beautiful herringbone flooring adds character, while the staircase rises to the first floor and doors lead off to all principal ground floor rooms. Practical touches include a useful understairs cupboard, an additional storage cupboard and a convenient ground floor shower room. To the left, the generously proportioned sitting room enjoys a wonderful triple aspect, with windows flooding the space with natural light throughout the day. A wood-burning stove creates an attractive focal point, while the generous proportions provide plenty of flexibility for larger lounge furniture, making this a superb room for both relaxing and entertaining. Next is the well-proportioned sun room, a wonderfully light and versatile space enhanced by a large lantern window. Enjoying attractive views over the garden and direct access outside, it lends itself perfectly to use as an additional sitting room, family space or entertaining area. Moving through to the right is the truly wonderful family/kitchen//dining room, a superb social space with generous proportions. The kitchen is well appointed with a range of Shaker-style wall, base and drawer units, complemented by integrated appliances including a dishwasher, wine cooler and double fridge/freezer, together with a range-style cooker. A breakfast bar provides the perfect spot for more informal dining, while the adjoining family and dining area offers a superb setting for larger family meals, entertaining and dinner parties. Adjacent the utility room adds valuable extra storage and appliance space, helping to keep the main kitchen practical and uncluttered.

Rising to the first floor, the spacious landing leads to five double bedrooms and the family bathroom, creating an excellent layout for larger families and visiting guests alike. The principal bedroom enjoys a generous footprint and is complemented by its own dressing room and private en-suite shower room, creating a comfortable and well-considered suite. A second sizeable double bedroom also benefits from a dedicated dressing room and en-suite, providing another excellent bedroom suite with plenty of flexibility. Three further double bedrooms complete the first-floor accommodation, all offering generous proportions and versatility. One benefits from its own en-suite shower room, while the remaining bedrooms are served by the family bathroom. The family bathroom is well appointed with a corner shower, panelled bath, WC and wash basin set within a vanity unit offering an abundance of useful storage.



Location

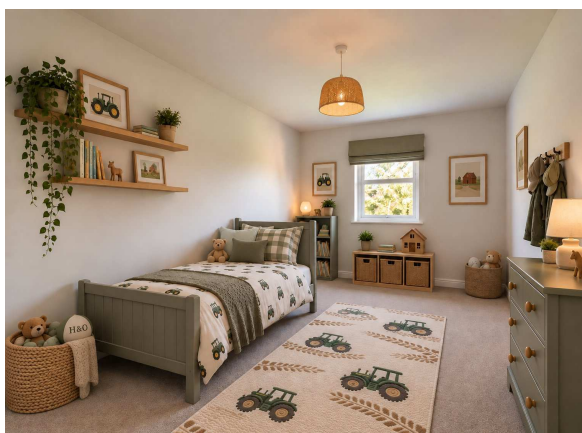
Situated on the edge of the delightful village of Ashcott (population c.1186) which sits part way along the Polden ridge, having wonderful rural views of the Somerset Levels and its various tributaries, all situated some 5 miles south-west of Glastonbury. At its heart is the historic Church of All Saints, 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, village pub, 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.



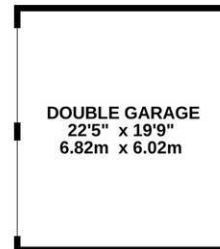
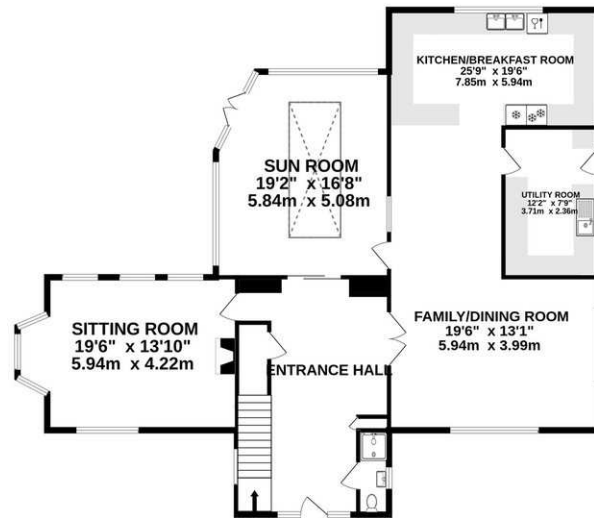


Set within a generous plot of approximately 0.97 acres, the property sits towards the front of the grounds and is surrounded by expansive gardens, predominantly laid to lawn and framed by mature planting. Established trees are dotted throughout, adding interest and a sense of privacy, while a former vegetable garden offers scope to be reinstated for those wishing to grow their own produce. A small apple orchard provides an additional feature. The gardens offer a wonderful opportunity for keen gardeners and families alike, with plenty of space to enjoy as they are or to further personalise over time. Beyond, attractive views extend across the surrounding countryside, enhancing the open and peaceful feel of the setting. A large patio adjoins the rear extension, creating an ideal space for outdoor seating, entertaining and al fresco dining while enjoying the garden and surrounding views. To the front, a gated gravelled driveway provides ample parking for multiple vehicles and leads to the detached double garage, fitted with electric up-and-over doors, power and light, together with an EV charging point.

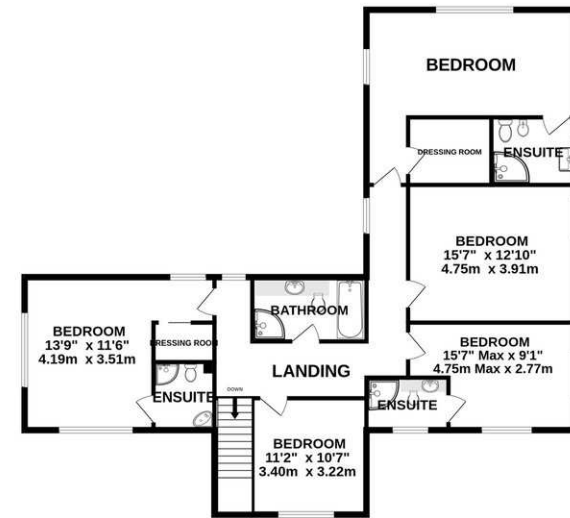
- Superb setting with far-reaching countryside views and an iconic outlook towards Glastonbury Tor.
- Beautifully renovated from top to bottom with tasteful finishes throughout and the comfort of underfloor heating.
- Impressive family/kitchen/dining room creating a wonderful social hub, complemented by a separate utility room.
- Five generous double bedrooms, three en-suites, two dressing rooms and a well-appointed family bathroom.
- Set within approximately 0.97 acres of gardens, with expansive lawns, mature planting, apple orchard and countryside beyond.
- Benefiting from 16 solar panels, helping to improve energy efficiency and reduce everyday running costs.



GROUND FLOOR
2042 sq.ft. (189.7 sq.m.) approx.



1ST FLOOR
1310 sq.ft. (121.7 sq.m.) approx.



TOTAL FLOOR AREA : 3352 sq.ft. (311.4 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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