





£625,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

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Energy
Rating

D

Council Tax Band D



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From the High Street heading in a westerly direction (The Bear Inn on your left), take second left turn into Leigh Road. Continue passing The Victoria Club on your left hand side and The King Alfred Pub on your right. The property will be identified by our for sale board a little further on your left hand side.

Description

Fernleigh House is a striking and beautifully proportioned five-bedroom period home, standing proudly on Leigh Road with all the charm and character you would expect from a property of its era. Its stone façade, twin gables and deep bay window give the house a genuine sense of presence and understated grandeur, enhanced by the tidy front garden and generous driveway leading to the large integral double garage. Tastefully decorated throughout, the property combines its period features with a refined and welcoming interior.

Stepping through the ornate covered porch, complete with patterned floor tiles, the tone is set immediately. The entrance hall runs through the centre of the home and leads to the beautifully proportioned sitting room at the front, bathed in natural light from the large bay window. Elegant coving, a decorative ceiling rose and an attractive fireplace with a wood-burning stove create a refined yet welcoming atmosphere. Moving along the hall, the home opens into its impressive heart: the kitchen and dining room. This superb space is fitted with bespoke, handmade shaker-style wall, base and drawer units, granite worktops, space for free-standing fridge/freezer and integrated Neff appliances including oven, hob and dishwasher. A traditional-style Rayburn is set neatly into its tiled recess, adding both character and practicality to the room. The dining area offers generous space for a family-sized table and chairs and is filled with natural light from the Velux windows above and the bi-fold doors that open directly onto the patio. This entire space benefits from the comfort of underfloor heating. A wide opening leads through to the snug, a cosy second reception room featuring exposed timber flooring and a charming brick inset fireplace. Warm and relaxed in character, it is ideal for evening use or as a family TV room. Together, these areas form an excellent social hub at the heart of the home. Completing the ground floor is a useful utility room with space for a washing machine and a range of wall, base and drawer units. This leads through to the ground floor WC. An internal door also provides convenient access to the garage.

Rising to the first floor, the landing leads to four double bedrooms and the family bathroom, with a large airing cupboard located conveniently off the landing. Three of the bedrooms are well proportioned, offering ample space for free-standing furniture or benefiting from built-in storage. The principal bedroom, positioned at the front of the house, features fitted wardrobes along with additional built-in cupboard space, and its en-suite is beautifully appointed with a bespoke marble sink, marble tiling, a walk-in shower, WC and a heated towel rail. To the rear sits the second en-suite bedroom, enjoying pleasant garden views. The remaining bedrooms on this floor include another comfortable double and a versatile fourth bedroom that works well as a home office, hobby room or nursery, all served by the modern family bathroom complete with bath, wash basin, WC, walk-in shower enclosure and heated towel rail. The second floor reveals an exceptionally spacious attic bedroom, flooded with natural light from the dormer and Velux window. With fitted storage, excellent floorspace and complete privacy, it is a highly versatile room, ideal for a variety of uses or simply as a peaceful retreat.

Location

The property is situated in Leigh Road, a sought-after residential road within walking distance of the High Street with its excellent range of shopping outlets including Clarks Village. Street also offers a comprehensive range of sporting and recreational facilities including both indoor and open air swimming pools, football, tennis, cricket and Strode Theatre. Millfield School is on the town outskirts whilst the Preparatory School at Edgarley, Glastonbury is some 3 miles. The Cathedral City of Wells is 8 miles whilst the nearest M5 motorway interchange at Dunball (Junction 23) is 12 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance.





Stepping outside, a sheltered terrace sits beneath a timber pergola, offering an inviting space for alfresco dining and year-round enjoyment. The garden extends to a neatly enclosed lawn, framed by vegetable and flower beds and enclosed by natural stone walls that provide both privacy and an attractive backdrop. The space is well suited to family use, entertaining or simply relaxing outdoors. The garden also benefits from side access and convenient pedestrian access to the garage, adding welcome practicality to the external layout.

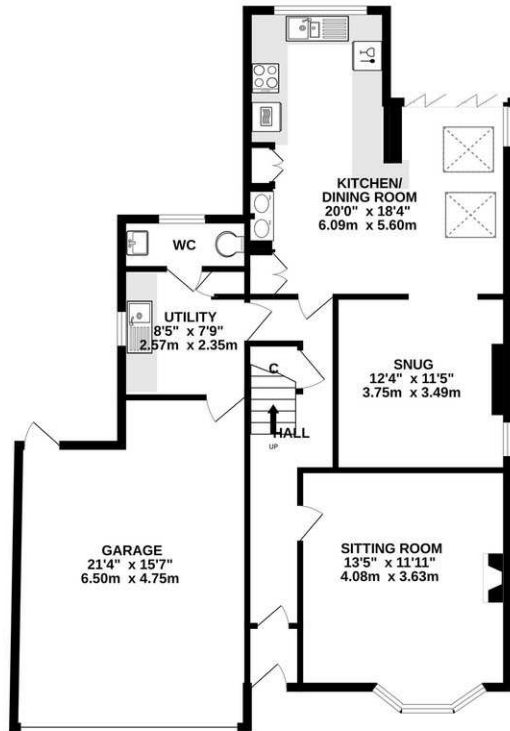
To the front of the property, an area of lawn sits alongside driveway parking for multiple vehicles, leading to the double garage which is fitted with an electric up-and-over door, power, lighting and central heating.



- Situated in a prominent position close to the heart of the town, within walking distance of the High Street and local amenities.
- Beautifully proportioned five-bedroom period home, tastefully decorated throughout and combining original character with modern upgrades.
- Superb kitchen, dining and snug area, featuring handmade shaker cabinetry, granite worktops, Neff appliances, underfloor heating and a Rayburn set into its tiled recess.
- Two en-suite bedrooms, including a principal bedroom with bespoke fitted wardrobes, additional built-in storage and a luxury marble-finished en-suite.
- Exceptionally spacious second-floor attic bedroom, flooded with natural light from dormer and Velux windows, offering excellent versatility.
- Attractive rear garden, with a sheltered terrace beneath a timber pergola, enclosed lawn, vegetable and flower beds, and natural stone walling.
- Generous frontage, offering lawned garden space and driveway parking for multiple vehicles, leading to an integral garage with electric up-and-over door, power, lighting and central heating.



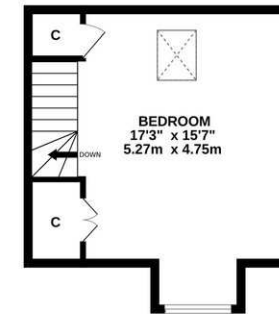
GROUND FLOOR
1114 sq.ft. (103.5 sq.m.) approx.



1ST FLOOR
1019 sq.ft. (94.7 sq.m.) approx.



2ND FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 2436 sq.ft. (226.3 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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