





£575,000

To View:

Holland & Odam
3 Farm Road, Street
Somerset, BA16 0BJ
01458 841411
street@hollandandodam.co.uk

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Energy Rating F

Council Tax Band E



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

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

Directions

From Street take the A39 west towards the M5, passing through the Villages of Walton and Ashcot. Continue along for approximately 3 miles and take a left turn signposted Stawell and Sutton Mallet. Continue down the hill and take the first right onto Innsmead Lane follow the road for a distance and take a right onto Tower Road. The property will be found shortly after also on the right hand side.

Description

Occupying an elevated position on the southern slopes of the Polden Hills, Hillside Cottage is a distinctive period home set within grounds of approximately one acre. Dating back to the 17th century and later extended, the property offers extensive and versatile accommodation. A particular feature is the striking tower wing, creating a unique living space with far reaching panoramic views. The house combines character with flexibility, ideal for family living or multi-generational use. Offered with no onward chain, this is a property that must be viewed to be fully appreciated.

The property retains much of its original character, with the principal accommodation arranged within the original cottage. The entrance porch opens into a reception hall leading through to a substantial sitting and dining room extending to over 30 feet in length, featuring exposed beams and inglenook fireplaces, one housing a woodburning stove. The kitchen is well fitted with a range of units, breakfast bar and integrated appliances, with access to a cloakroom, and rear door leading to the courtyard and gardens beyond. Additional ground floor accommodation includes a further entrance hall, a bedroom and a useful store or study, offering flexibility depending on requirements.

The first floor of the original house provides two double bedrooms and a family bathroom with both bath and separate shower. The property is then complemented by the impressive tower wing, which adds a further dimension to the accommodation. Accessed via its own entrance and linked internally, this section includes additional bedrooms, bathroom facilities and a stone spiral staircase rising through the tower. At the top is a remarkable room with windows to three sides, enjoying panoramic views across the surrounding countryside towards the Quantock and Blackdown Hills. This space is particularly versatile, lending itself equally well as a principal bedroom, sitting room or study, and could, subject to any necessary consents, be adapted for independent use.

Location

The village of Stawell offers a peaceful setting with a church and active village hall, while nearby Catcott and Edington provide a mini supermarket, popular pubs, and a well-regarded primary school. Street, home to Millfield School and Clarks Village, is just 7.5 miles away. Bridgwater, a historic market town, offers a wide range of shops, entertainment, and everyday amenities. The property enjoys excellent access to the A39, placing the M5 at Junction 23 (Dunball) within 4 miles, Gravity Park just 3.5 miles away, and Bristol Airport within 26 miles. Bristol, Taunton, and Exeter are all within commuting distance.





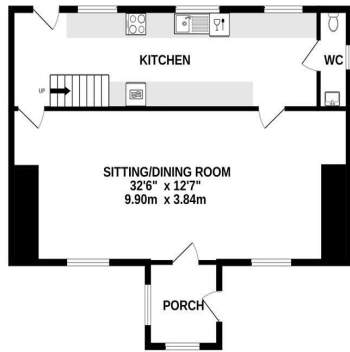
The property stands within grounds of approximately one acre, offering a combination of formal garden, orchard and more natural areas. A central courtyard provides a sheltered and private space, with vehicular access through the house leading to garaging and outbuildings. The gardens are well established with mature trees, shrubs and hedging, providing a good degree of privacy, while the wider grounds include areas of lawn and meadow. The setting takes full advantage of the elevated position, with far reaching views across open countryside, creating a peaceful and rural environment.



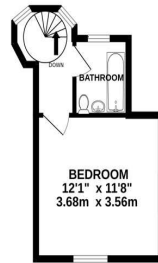
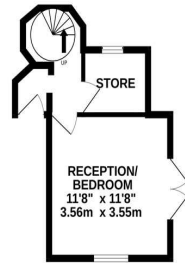
- Characterful semi detached period home with origins dating back to the 17th century, extended over time to create a substantial and versatile property
- Distinctive tower wing with spiral staircase and exceptional upper room enjoying panoramic countryside views, offering a unique living or working space
- Generous accommodation including up to four bedrooms and two reception rooms, suitable for family living or multi-generational use
- Spacious sitting and dining room with exposed beams and inglenook fireplaces, including a woodburning stove
- Kitchen with range of fitted units and a breakfast bar, with a window overlooking the courtyard and gardens
- Grounds of approximately one acre including courtyard, orchard, lawn and meadow, offering privacy and a variety of outdoor spaces
- Garaging and outbuildings with extensive parking, together with potential for further adaptation or income use, subject to necessary consents



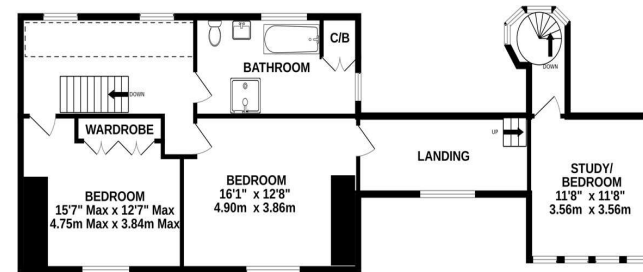
GROUND FLOOR
899 sq.ft. (83.3 sq.m.) approx.



1ST FLOOR
213 sq.ft. (19.8 sq.m.) approx.



2ND FLOOR
919 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA : 2028 sq.ft. (188.4 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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