





£595,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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3

Energy
Rating

B

Council Tax Band F



Services

Mains electricity, water and drainage are connected. Oil fired central heating system. 14 owned solar panels.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Street, take the A39 north towards Bridgwater, passing through Walton and Ashcott. After approximately 6.5 miles, turn left onto Moor Road, signposted for Stawell. Follow Moor Road for about a mile, then turn right at the T-junction on to Stawell Road, continue along into the village passing the Church on your right hand side. After a short distance take a right hand turn into Manor Court, where the property will be found directly ahead of you.

Description

A substantial four bedroom detached property, ideally suited to a wide range of buyers and occupying a central position within a quiet cul de sac of similar homes. From its attractive approach, the property offers an immediate sense of grandeur, with generous and well balanced accommodation throughout, an enclosed rear garden of good proportions, driveway parking and a double garage. This is a home that must be viewed to be fully appreciated.

Upon entering the property, you are welcomed into a spacious entrance hall, immediately setting the tone for the generous and well balanced accommodation that follows. A bespoke stained glass front door adds character and a lovely sense of arrival, while doors lead off to all principal ground floor rooms. The sitting room is a beautifully proportioned dual aspect reception room, filled with natural light and centred around a charming wood burning stove with a stone mantle. A floor to ceiling window frames the front outlook, while sliding doors at one end open into the conservatory, creating a wonderful flow between the living spaces. The conservatory is a superbly light filled room, enjoying delightful views over the garden and providing an ideal spot to sit, relax and enjoy the surroundings throughout the seasons. French doors open directly out to the garden. The kitchen and dining room is a generous and sociable space, well suited to both everyday family life and entertaining. It is fitted with a comprehensive range of wall, base and drawer units, with space for a free standing cooker and dishwasher. There is ample room for a dining table, making it a natural hub of the home, while French doors provide further direct access to the garden. From the kitchen, a door leads through to the utility room, which offers a practical continuation of the kitchen with plumbing for laundry facilities, space for a free standing fridge freezer and a door leading out to the rear of the property. A useful study or home office is positioned off the entrance hall, offering an excellent dedicated space for those working from home, a quiet reading room or even a hobby room, depending on requirements. Completing the ground floor is a cloakroom with WC, a practical addition that is ideal for busy family life and visiting guests.

Stairs rise from the entrance hall to the first floor, arriving at a spacious central landing filled with natural light from a Velux window. The landing provides access to the loft, an airing cupboard and all first floor accommodation. There are four bedrooms in total, three of which are well proportioned double rooms, each enjoying a bright and comfortable feel. The fourth bedroom is currently arranged as a dressing room, complete with built in storage, but could easily be returned to use as a bedroom, nursery or additional home office if desired. The principal bedroom benefits from its own beautifully appointed en suite, comprising both a bath and separate shower enclosure fitted with a digital Mira shower, a vanity unit with storage and basin, WC, further storage cupboard and a heated towel rail. The remaining bedrooms are served by the family bathroom, fitted with a P shaped bath with shower over, wash basin and WC, providing a stylish and practical finish to the first floor accommodation.

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.





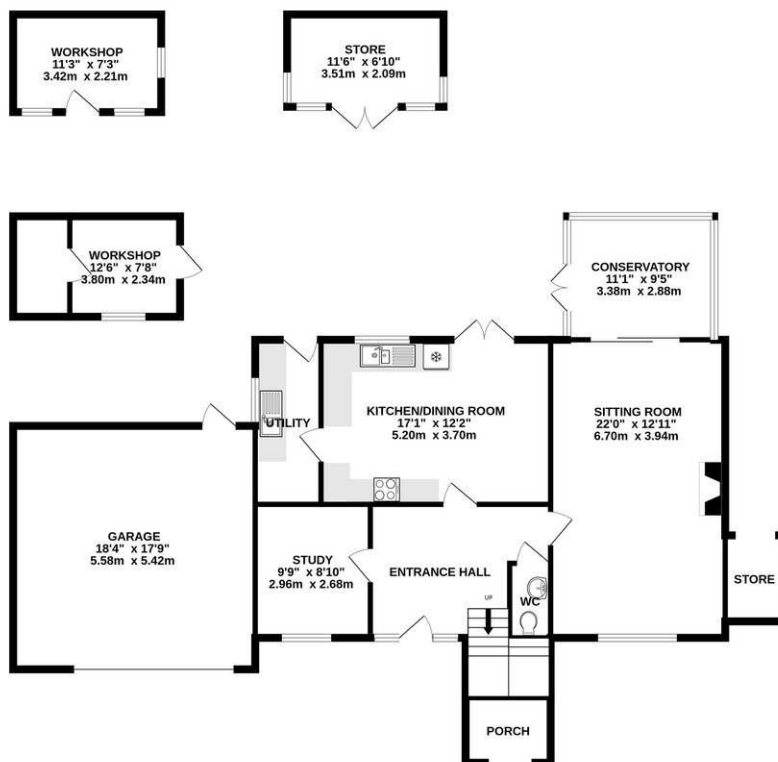
A generous driveway provides parking for multiple vehicles and leads up to the double garage, fitted with an electric up and over door, power and light. The garage offers excellent versatility, ideal for secure parking, storage or use as a workshop, with pedestrian access through to the garden. The front garden is laid to lawn and framed by a variety of established shrubs, creating an attractive and welcoming first impression. The eye is immediately drawn to a charming swing seat, perfectly positioned to enjoy the garden throughout the day, whether for a morning coffee, a quiet moment or a good book. A stunning established wisteria adorns the property, adding further character and, when in full bloom, creating a particularly beautiful and memorable feature.

The rear garden is of good proportions and has been thoughtfully arranged to make excellent use of the space, offering a wonderful balance of lawn, planting and seating areas. A generous expanse of lawn is complemented by a range of decorative flower and shrub filled borders, bringing colour, interest and a lovely established feel. A patio provides an ideal spot for outdoor dining, while a raised deck with a water feature creates a particularly charming area to sit and unwind. A Virginia creeper trails across the rear of the property, creating a striking seasonal backdrop and adding further character to the garden. Every area of the garden has been carefully considered, with a practical potting area positioned behind the workshop and useful storage areas to either side of the outbuildings. Side access leads through to the front of the property, adding further convenience. The garden also benefits from a range of useful outbuildings, including a workshop/log cabin fitted with power and light, a separate studio room also with power and light, and a large shed providing excellent storage.

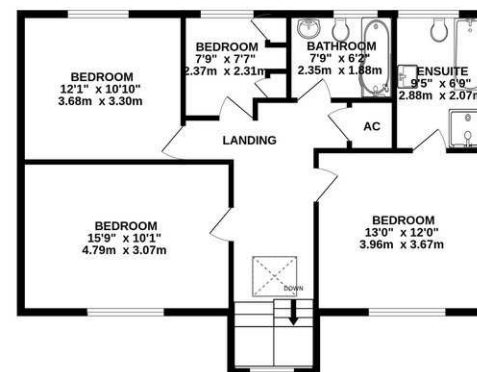
- Substantial four bedroom detached home with generous and well balanced accommodation, ideally suited to a range of buyers.
- Quiet cul-de-sac position amongst similar properties, enjoying an attractive approach and a central, yet tucked away setting.
- 14 owned solar panels generating energy for the property, with the added benefit of receiving payments for surplus energy produced.
- Versatile additional spaces including a study/home office, conservatory, utility room, workshop/log cabin, studio room and large storage shed.
- Beautifully established gardens with an enclosed rear garden of good proportions, lawn, decorative borders, patio, raised deck, water feature and useful potting area.
- Driveway parking and double garage with an electric up and over door, power and light, ideal for secure parking, storage or workshop use.



GROUND FLOOR
1549 sq.ft. (143.9 sq.m.) approx.



1ST FLOOR
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 2360 sq.ft. (219.3 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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