





£625,000

To View:

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

-  3
-  2
-  2
- Energy Rating **D**

Council Tax Band **E**



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

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

Directions

From Street take the A39 towards Bridgwater for approximately 2 miles. Upon reaching the Walton Gateway Inn, take the next left onto Bramble Hill. At the junction at the top of Bramble Hill, turn right onto Berhill and No 16 will be found after a short distance on the left hand side.

Description

Set back and hidden from the road, Harkway stands very well detached in an enviable plot of well planted private gardens and an adjoining 2 acre paddock. This attractive property has two receptions, kitchen breakfast room, utility room, a master en suite, two further bedrooms and a separate guest suite. A lovely family home with great potential and lifestyle on offer for equestrian, small holding, horticulture or woodland; With no onward chain.

The front entrance porch with coat and shoe space leads to the inner door, which opens into a bright hall with engineered oak flooring, doors to all rooms and stairs to the first floor. The triple aspect dining room, which could be the sitting room, has a window and doors opening to the garden and windows to the side and front, all bringing in plenty of light. The current sitting room has a large bay window overlooking the rear garden and a chimney breast fitted with an electric fire. The final door opens to the double aspect kitchen/breakfast room, again with engineered oak flooring and a range of wall a floor units to two walls, incorporating an oil fired Aga and space for a dishwasher. The windows overlook the garden and veranda, whilst the shelved walk-in pantry offers copious amounts of storage. A door from here, opens to the rear hall and gives access to the veranda, WC and the generous utility room with it's sink, oil fired boiler, plenty of space for washing machine, tumble drier, freezer and even a cooker. The cover of the oak framed veranda has space for seating and guarantees a dry walk to the detached guest suite with patio door entrance, window to the rear and modern fitted ensuite shower room with window to the side. On the first floor, the bright galleried landing has a window to the front taking in countryside views and a good sized shelved airing cupboard with radiator and two further built in cupboards. The principal double aspect bedroom enjoys views to the rear and an ensuite shower room, with window to the front, built in double width shower unit, vanity basin unit and WC. The two further bedrooms also enjoy an outlook over the rear garden and paddock beyond and are served by a spacious family bathroom with window to the side and fitted with a white suite of bath, featuring telephone shower tap, WC and pedestal basin.

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.





Harkway is approached via a private drive which gives access to the front of the property and paddock to the rear. To the front is a large log style shed and an extensive gravelled area for parking and turning leading to the undercover car port, which is also accessed from the veranda. A large well stocked garden with a variety of trees and high dense hedging gives complete seclusion all round. The south facing rear garden has a patio for seating and low retaining wall to the lawned garden, again planted with a variety of mature trees ensuring complete privacy. Beyond the garden is the adjoining, 2 acre paddock (approx) bordered by hedging and post and rail fencing.

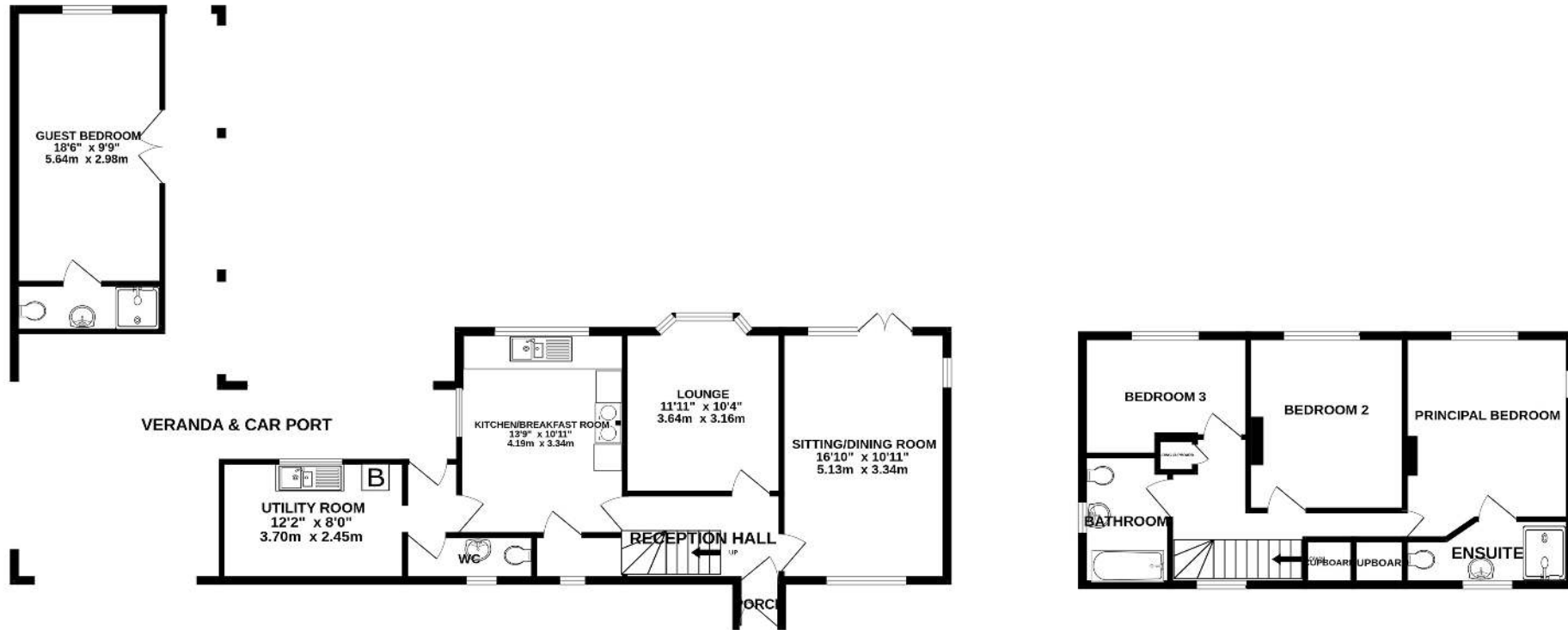


- Adjoining paddock suitable for equestrians or land based hobbies, approximately 2 acres.
- Completely secluded and private plot with potential to extend STP
- Detached guest suite for dependent relative or holiday let
- Oak framed veranda linking guest suite and offering covered seating area
- Extensive parking and car port with Electric charging point.
- Principal bedroom with en suite shower room + two further bedrooms
- Two reception rooms + kitchen breakfast room, utility and ground floor WC



GROUND FLOOR
1293 sq.ft. (120.1 sq.m.) approx.

1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1831 sq.ft. (170.1 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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