



£450,000

*At a glance...*



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**holland  
& odam**

The Granary, 29a High Street  
Ashcott  
Bridgwater  
Somerset  
TA7 9PZ

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

[street@hollandandodam.co.uk](mailto:street@hollandandodam.co.uk)



## Directions

From Street take the A39 towards Bridgwater for approximately 3 miles, passing through the village of Walton and into Ashcott. Upon reaching the Ashcott Inn, turn immediately right into Middle street. Follow the road and upon reaching the 'T' junction with the High Street, turn left and continue along for a short distance and the property will be identified on the right with a For sale board.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
somerset.gov.uk

## Tenure

Freehold



## Location

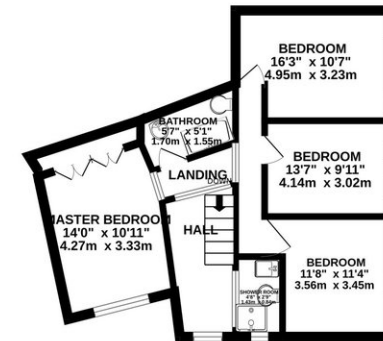
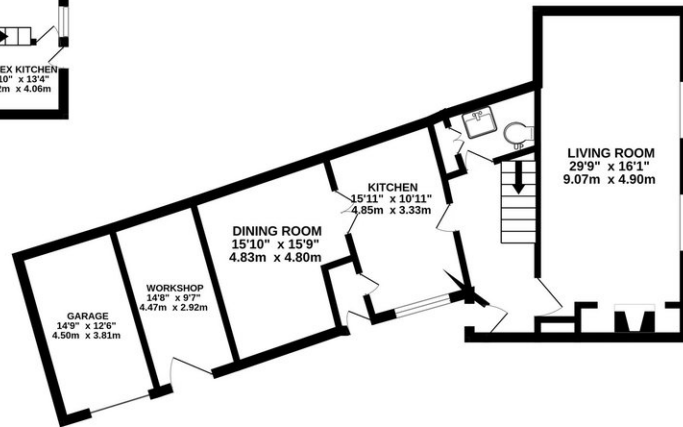
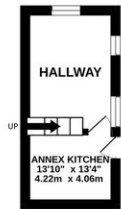
Occupying a wonderful position at the heart of the village, just a short walk from the well regarded village Primary School, Village Hall, Church and pub. The delightful village of Ashcott (population c.1186) sits part way along the Polden ridge, having wonderful rural views of the Somerset Levels and 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, two inns at the village centre and active village hall. The village also offers good and convenient access to other local towns/employment centres, such as Taunton (18 miles), Bridgwater (19 miles), Wells (41 miles), Bristol (24 miles), Bath (31 miles) and Exeter (55 miles). The M5 motorway J23 (9 miles) and the A303

## Insight

Most individual character property with separate detached annexe, situated a quiet street in the popular village of Ashcott. The main house offers generous accommodation with farm house style kitchen, separate dining room, vast lounge, four double bedrooms, shower room, bathroom and ground floor WC. In addition is an attached stable/workshop and garage. The detached Annexe, which would be ideal for extended family or generating income features a large kitchen and living room on the ground

- Quietly situated property located in popular well served village.
- Separate detached annex offering great potential for additional family or income.
- Main house offers four double bedrooms, two bathrooms and ground floor cloakroom.
- Very large lounge with feature inglenook fireplace housing open fire.
- Courtyard offering privacy and plenty of parking.
- Lots of character, beams and potential to enhance.
- Lovely village and countryside views.
- Large well enclosed garden.
- All services connected and gas central heating.
- 





FOUR BED SEMI DETACHED OTTAGE WITH ONE BED ANNEX

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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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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