





£365,000

To View:

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

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Energy Rating TBC

Council Tax Band C



Services
Mains electricity, gas, water and drainage are connected.

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

Directions

From Street take the A39 towards Bridgwater passing through the village of Walton and into Ashcott. Shortly after passing the Ashcott Inn on your left hand side, turn right at the triangular green, where the property will be identified opposite the green at the end of the terrace. Identified by a For Sale board.

Description

An absolutely charming property situated in the heart of the village, retaining many period features including flagstone floors, exposed beams and fireplaces. Tastefully presented and neatly maintained throughout with the added advantage of a secluded south facing garden. Buyers seeking a home with character will not be disappointed, The Laurels enjoys an abundance of charming features from start to finish.

A canopied entrance porch extends across the front elevation, welcomed in the entrance hall, doors open to sitting room, dining room/study, kitchen and staircase, attractive stained-glass windows are a lovely feature allowing borrowed light from the reception rooms and flagstone floors continue into the sitting room, a lovely reception room featuring a Villager multi-fuel stove with heavy beam over and large under-stair storage cupboard. The study/dining room features an open fire, shelved recesses, exposed floorboards and double doors into the kitchen. The kitchen/breakfast room is 'L' shaped having a tiled floor and exposed ceiling beams and is fitted with a bespoke range of two-tone painted base, wall and drawer units, wooden worktops, Belfast double sink, integrated appliances including an electric cooker, fridge and dishwasher. Built into the recess is a gas fired Aga. A door leads to the back of the property and another into the utility room, an excellent size with Belfast sink, plenty of room for appliances and a door to a useful ground floor cloakroom.

To the first floor there are four bedrooms, including the master bedroom with cast iron fireplace, exposed beams, mezzanine storage level and ensuite shower room. Bedrooms three and four both enjoy the unusual feature of ladders rising to mezzanine play/sleeping areas. A beautifully appointed bathroom comprises a claw and ball foot bath, wash basin and WC, victorian style radiators, exposed floorboards, closed boarding to two walls and Velux windows.

Location

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, The Ashcott Inn, and active village hall.





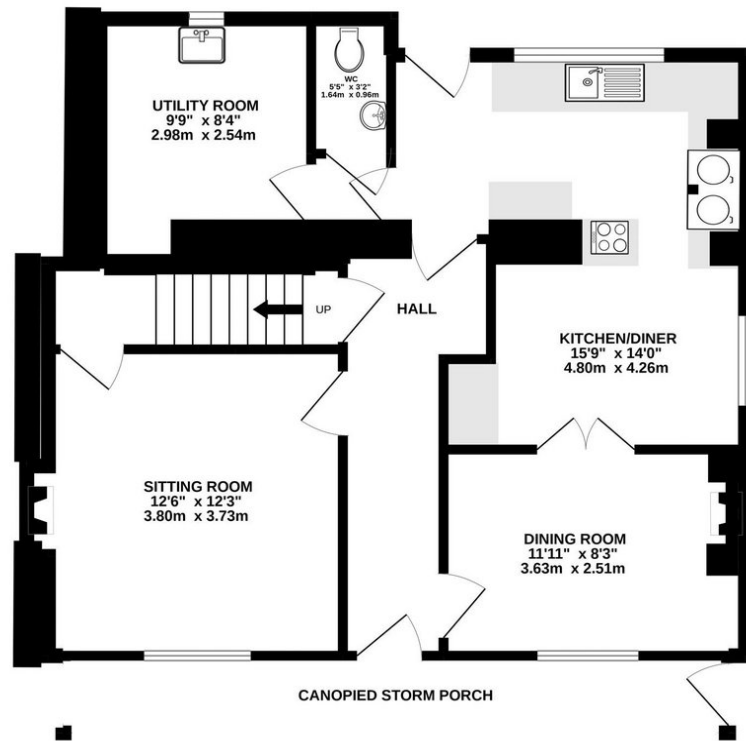
The garden lies to the front of the property being enclosed on two sides by natural stone wall. Enjoying a south facing aspect the garden is private and mainly laid to lawn with a patio and wooden pergola set to one side. There are two garden sheds as well as a rockery and well stocked shrub bed. External power is also supplied here. At the rear there is a pedestrian right of way from the kitchen plus an outside water tap.



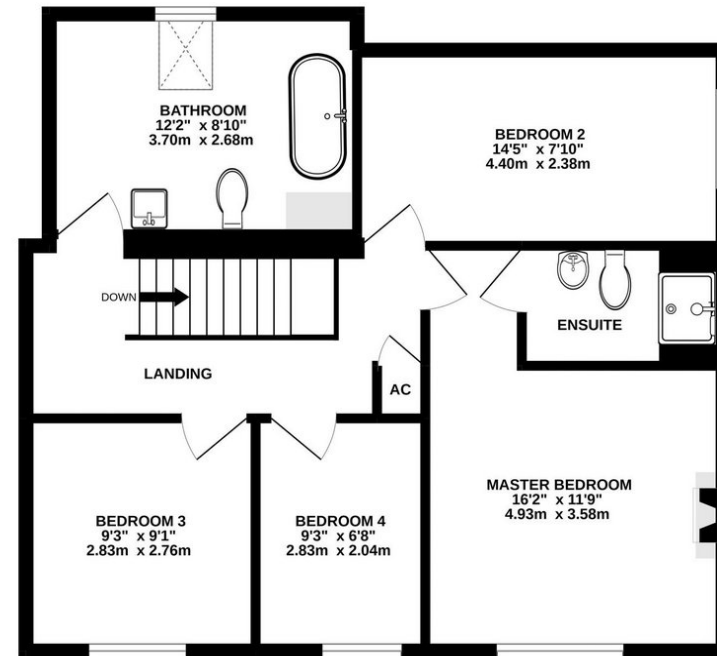
- All photos were taken prior to current tenant occupancy so are to be used for guidance purposes only
- A charming end of terrace property situated in the heart of the village
- Retaining many period features including flagstone floors, latch and brace doors, exposed beams and fireplaces
- Providing two reception rooms, kitchen/breakfast room, utility room and cloakroom
- Four bedrooms including a master bedroom with ensuite shower and a fabulous family bathroom
- Tastefully presented and neatly maintained throughout
- Secluded partly walled south facing garden and easily accessible on road parking



GROUND FLOOR



1ST FLOOR



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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