





£490,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy
Rating

C

Council Tax Band C



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 proceed west on the A39 towards the M5 and Bridgwater. After the village of Walton at The Pipers Inn Junction turn left onto the A361. Proceed along this road into Pedwell, where number 22 can be found along on the right hand side.

Location

The property is situated in the hamlet of Pedwell set back from the A361. Village amenities can be found at Ashcott with a primary school, Parish Church, Post Office/General Store and three local Inns. Street is approximately 4 miles and offers a comprehensive range of shopping, sporting and recreational facilities including both indoor and open air swimming pools and Strode Theatre. The county town of Taunton is approximately 22 miles whilst the nearest M5 motorway interchange at Dunball, Bridgwater is approximately 13 miles.

Description

A quite stunning Grade 2 listed, former Somerset longhouse, believed to originally date back to the times of Oliver Cromwell and Judge Jefferies (whilst residing at the property holding court). Many period features still remain, as well as features added in latter years, in particular the spectacular galleried in the dining hall. The majestic inglenook fireplace in the sitting room and moulded Cromwellian crest featured in the ceiling of the master bedroom, are of particular note. Additionally, there are three/four bedrooms, three formal receptions rooms and two bathrooms. At the front there is ample parking for three/four cars, with a lovely courtyard garden and garage at the rear.

The property can either be approached from the enclosed parking area at the front, or more formerly, from the side entrance porch. This opens into a large dining room with a window to the side, doors into the kitchen, dining hall and ground floor bedroom. Here there are windows to the rear and a door into the well appointed en-suite shower room. At the front of the house is the dining hall, with a galleried landing over, lovely feature fireplace and to one corner, a 'Priests Hole'. On the opposite side of the ground floor, is the sitting room, complete with a magnificent stone inglenook fireplace and a window to the front. In between is a second bedroom on the ground floor, which can also be utilised a study. An inner hall links through to the kitchen, which comprises a modern range of units, two pantry cupboards, space for a range cooker and 'american style' fridge/freezer, with a door opening into the sun room/utility, which comprises space and plumbing for a washing machine and fridge/freezer.

On the first floor, your attention is immediately drawn the stunning galleried landing, looking out over the dining hall. The room features an exposed 'cruck' beam and can be utilised as a sitting area or an extra bedroom. The master double bedroom is located back along the landing, featuring a plaster crest, inset into the ceiling, believed to date back to the times of Oliver Cromwell. The family bathroom completes the accommodation here, and is sumptuously appointed, with a slipper bath, shower enclosure, WC and wash hand basin.



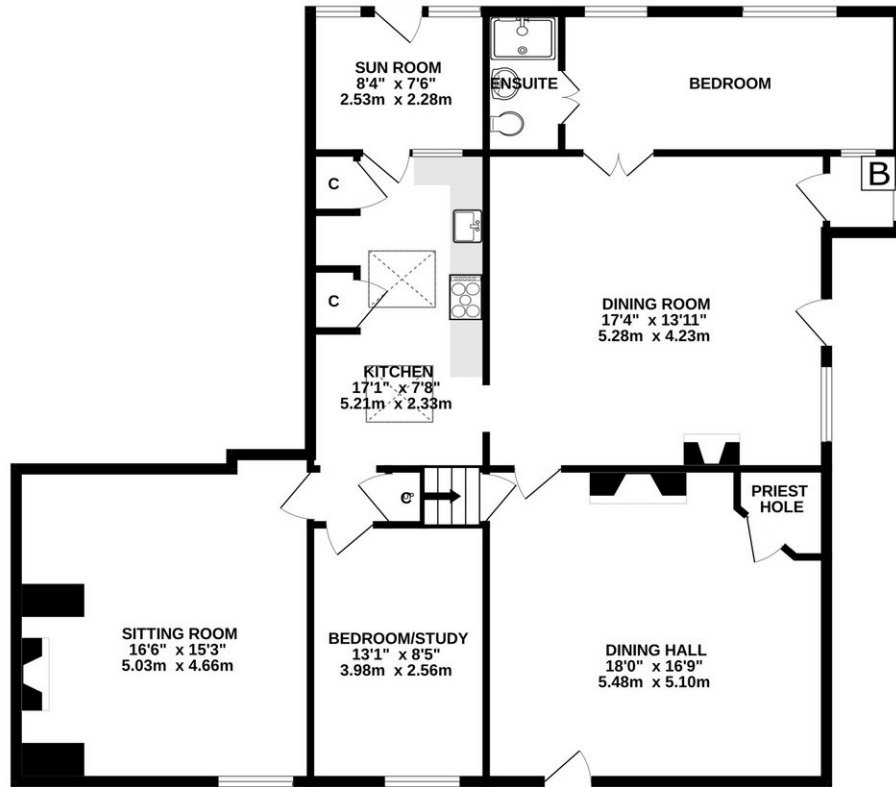


At the front, the property is set back from the road, with parking for several vehicles set behind wooden gates, affording the front aspect both security and seclusion. The garden here is attractively presented, with well stocked shrub borders and an open porch leading to the dining hall. The driveway at the side continues around to the rear, where there is a single garage. A pedestrian gate here, opens into the secluded courtyard garden, which features raised shrub beds and plenty of space for sitting out and enjoying 'al-fresco' dining on summer days and evenings.

- Stunning former Somerset longhouse, originally forming part of the Court House, which was believed to date back to the 1600's
- Throughout the house there are several features, both period and added in more recent times. Amongst these are the imposing inglenook fireplace in the sitting room and moulded crest in the Bedroom one
- The galleried landing over the dining hall is amongst the more recent additions, also adding to the living accommodation
- On the ground floor, to accompany the dining hall, there is a sitting room, dining room, kitchen, Sun room, bedroom with en-suite shower room and a fourth bedroom/study
- Off the first floor landing, there is a spacious master bedroom, a luxuriously appointed family bathroom including a slipper bath and shower enclosure. Also, the galleried landing is substantial in size and can be used as a bedroom or second sitting area
- Outside, wooden gates open at the front onto a driveway with parking for 3-4 cars
- At the rear, there is a lovely secluded courtyard garden, plus a single garage

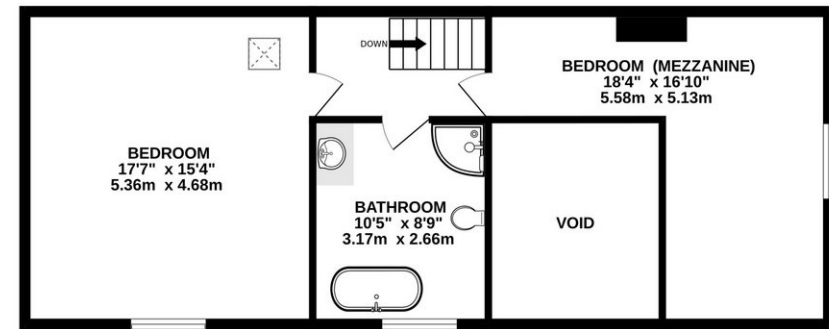


GROUND FLOOR



FIRST 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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