





£745,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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3

Energy
Rating

TBC

Council Tax Band TBC



Services

Mains electricity, water and drainage are connected. Air source heat pump with ground level underfloor heating.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Street, take the A39 towards Bridgwater. After a short distance, after continuing through the villages of Walton and Ashcott, take the turning on your right signposted for Shapwick and follow the road downhill into the village. Continue past the turning for High Lane and then take your second left turn into Blacksmiths Lane, where the property will be found along the lane on the right hand side, the centre of three similar homes.

Description

This beautifully presented new home boasts a little over 2375 square feet of thoughtfully crafted accommodation, forming part of an attractive edge of village development of just three individual new homes, nestled in the former orchard of Bowerings Farm. This is a wonderful and rare opportunity to acquire a beautiful new home in one of the Poldens favoured villages. Now ready for viewings and immediate occupation.

The main house comprises a statement living/dining/kitchen space that spans the rear elevation of the house and is flooded with natural light together with large picture window affording fantastic views over the garden. Warmed by underfloor heating throughout the entire ground floor and giving direct access onto the patio terrace and garden, this heart of the home room is a relaxed space that draws everyone together. Keen cooks will be impressed by the vast worktop space, focal centre island and premium integrated appliances. A bespoke utility and laundry room is fitted to match. The theme of space continues as a generous reception hallway with ample storage links seamlessly to the cloakroom and particularly well proportioned main living room, dual aspect with outlook to the front of the home and a particularly pleasant outlook over the garden to the rear.

To the first floor there are four generously proportioned double bedrooms, all complemented by beautifully designed bathrooms. The principal bedroom suite is thoughtfully designed providing a dressing area and en-suite shower room. All bedrooms enjoy an outlook towards a beautiful Victorian farm and its distinctive stone outbuildings to the front, or unrivalled far reaching views across open countryside towards the Mendip Hill range at the rear.

The back to back double garage is substantial (35sq metres) and has been designed with attic trusses and velux skylight to create additional ancillary accommodation above, accessed via an internal staircase. This studio or hobbies space is an exciting addition to an already well balanced home and is ready with services provided to entirely convert into living accommodation if desired. The garage is finished with remote controlled roller door, pedestrian personnel door, ample power sockets and lighting.

Location

Shapwick is a highly regarded Somerset village set in an elevated position mid-way along the Polden Hills, overlooking the open landscapes of the Somerset Levels. A peaceful rural environment underpinned by a strong and active community.

The village is particularly well known for its attractive period homes, historic church and welcoming village hall all contributing to its established and well-balanced character.

At the heart of village life is the well-regarded independent Dovecote School, making Shapwick especially appealing to families seeking a supportive and close-knit setting. The village café provides a popular social hub for residents and visitors alike, while the cricket pavilion and adjoining playing fields are a focal point for local sport, events and summer gatherings, reinforcing the village's strong community spirit.



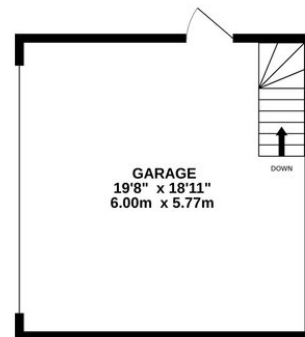
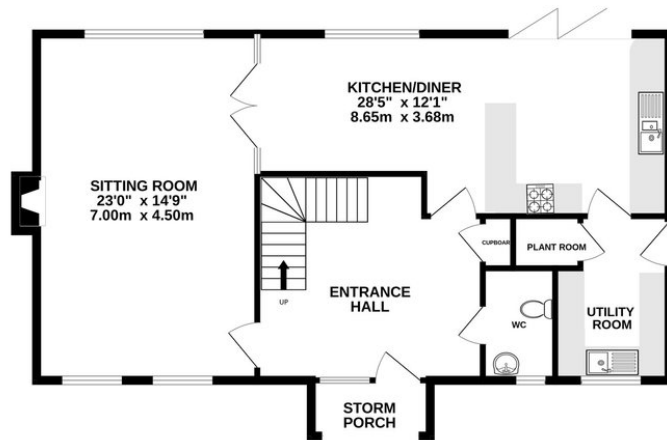


Without hesitation, one of its strongest attributes is the exceptional positioning within the village. The approach is via a quiet country lane, ensuring passing traffic is minimal and turning through a pillared and walled entrance onto a gravelled driveway beyond. A generous depth and full width patio stretches the rear elevation of the house, laid with attractive Indian Sandstone to provide a farmhouse terrace that is genuinely capable of seating the whole family! It makes for a wonderful private spot to enjoy a barbecue and immediately steps onto a vast lawned garden, enclosed on all sides and a closed board fence lining the northern boundary. The garden can be planted to your needs with shrubs and hedging to ensure that in years to come, it will be a delight to behold.

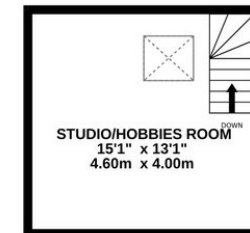
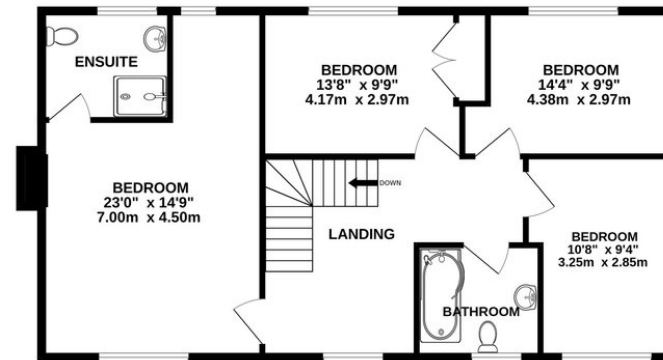
- This spectacular brand new Somerset farmhouse covers in excess of 2375 sqft of flexible accommodation, absolutely perfect for those growing families who desire space and versatility in a home
- Exceptionally finished bespoke fitted kitchen with matching utility/boot room, appointed with solid work surfaces and branded integrated appliances for those seeking a little luxury
- Boasting spacious reception space throughout the ground floor including a generous living room with inset wood burning stove and open plan kitchen/diner with direct access onto the garden
- Four generously proportioned double bedrooms are complimented by beautifully designed bathrooms, including a master bedroom suite with adjoining shower room and dressing area
- Far reaching unobstructed views from an elevated position across open countryside towards the Mendip Hills
- Beautifully landscaped gardens, together with ample off road parking through on the lead up to a substantial 35square metre double garage, finished with EV charging point and remote operated door
- Superbly designed and built for 21st century living, benefitting from air sourced heating, triple glazed aluminium windows, ultrafast broadband availability and electric car charging points
- Enjoy complete peace of mind with a comprehensive 10-year build warranty and two year builders defect guarantee



GROUND FLOOR



1ST FLOOR



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