

ASHCOTT ROAD

gth

MEARE





25 Ashcott Road, Meare, Somerset, BA6 9SX.

 1
  6
  2
  2580sq.ft.

An individual and spacious detached house, rurally situated between the villages of Ashcott and Meare, set within approx. 3.89 acres and benefitting from stables, an equine track system and an extensive series of outbuildings. Requiring modernisation and improvement, this unique property is moments' from a wide selection of stunning nature reserves, including RSPB Ham Wall, only a five minute walk away. EPC rating E.

Freehold Guide Price £750,000

DESCRIPTION

A door to the front of the property opens into an entrance porch, which has an inner door through to the main hall. Incorporating the staircase to the first floor accommodation with a storage cupboard beneath, the hall also gives access to a downstairs WC, a study and the utility room. A useful room with a sink unit and plumbing for a washing machine, the utility then continues into an adjoining boot room which houses the boiler for the oil-fired central heating and has a door opening outside.

The sitting room is generous in size and dual-aspect with a stone fireplace and open fire. Double doors from the sitting room then lead out to the veranda.

The kitchen/dining room is centrally located on the ground floor and is also dual-aspect, with windows to the front and rear. Fitted with a range of wooden fronted floor and wall units, the kitchen provides plenty of space for a dining table and chairs and gives access outside (to the front) and internally through to an inner hall. This part of the property offers versatility, offering two ground floor double bedrooms and a family bathroom.



A further staircase then rises to the first floor, which is separated into two sections independent of each other (the other accessed from the staircase in the main hall). In this area, a landing with boiler cupboard opens into two double bedrooms, both with skylight windows. The main first floor accommodation then provides two finely-proportioned double bedrooms with a rural outlook, plus an additional bathroom with a shower.

OUTSIDE

Set within grounds measuring approx. 3.89 acres with a series of timber outbuildings, the property offers potential for a purchaser to utilise in a variety of ways. For many years, the current owner operated a successful equine business from the property. For those seeking a property suitable for keeping horses on site, 25 Ashcott Road offers an enclosed equine track system, an arena, a stable and an open fronted barn, both with adjoining stores. Further outbuildings include a large barn (61' x 10'2), a workshop and other useful stores.

The grounds comprise extensive surrounding gardens which are predominantly laid to lawn with established tree-lined boundaries. Furthermore, on the north-western side of the property is a separate area of land which is nicely secluded in a peaceful position, enclosed by mature woodland and is a haven for wildlife.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected to the property with a private drainage system (newly installed) and oil fired central heating.

Council Tax: Somerset Council - Band F.

SITUATION

The property is rurally situated between the villages of Meare and Ashcott. As well as a primary school and a farm shop, Meare is also home to a parish church. Ashcott lies in a convenient position on the Polden Hills and much like Meare, is very accessible to Street (Clarks Village), Glastonbury, Wells and the M5 to the west. Village facilities include a primary school (with 'Good' Ofsted rating), two public houses, a church and recreation ground with playground. There is



also good state secondary schooling nearby, as well as Millfield, the prestigious independent school in Street.

One of the main selling points of this superb property is the close proximity to RSPB Ham Wall, Shapwick Heath and other nearby nature reserves. The Railway Inn pub is also located just one mile away, further along Station Road.

DIRECTIONS

What3words:///desktop.blink.pushover

ADDITIONAL INFORMATION

Broadband: is available - highest available download speed 7Mbps, highest available upload speed 1Mbps. (Ofcom).

Mobile Coverage: Available via THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider (Ofcom).

Flooding: The property is in an area at a medium risk from river/Sea and low risk from surface water flooding (On The Market).



VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

74 High Street, Wells, Somerset, BA5 2AJ

Email: residential.wells@gth.net

Tel: 01749 605605 | Ref: WEL240033

GREENSLADE TAYLOR HUNT
www.gth.net

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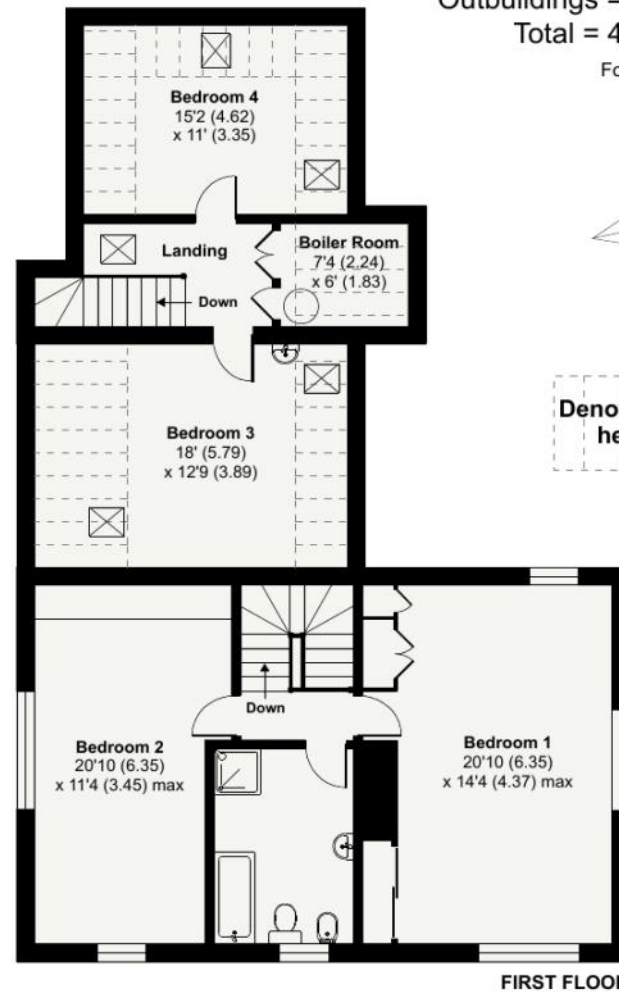
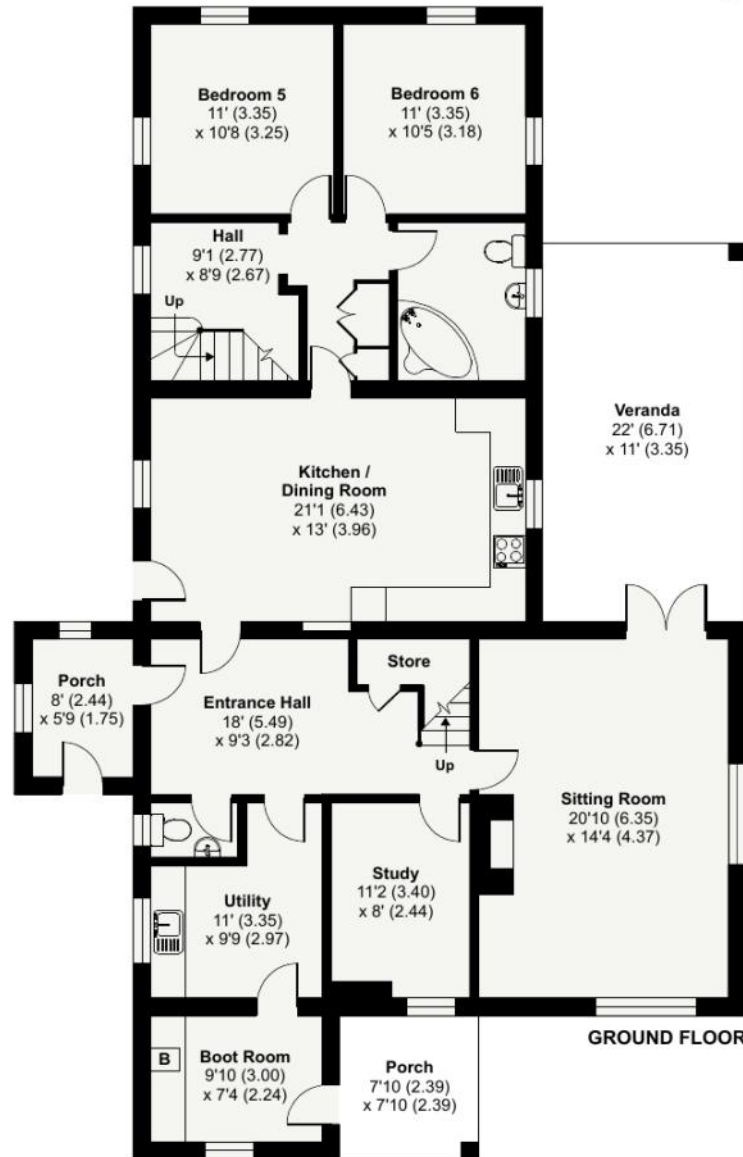
Approximate Area = 2580 sq ft / 239.7 sq m (excludes open barn / wood store)

Limited Use Area(s) = 270 sq ft / 25 sq m

Outbuildings = 1658 sq ft / 154 sq m

Total = 4508 sq ft / 418.7 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Greenslade Taylor Hunt. REF: 1179850



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		48
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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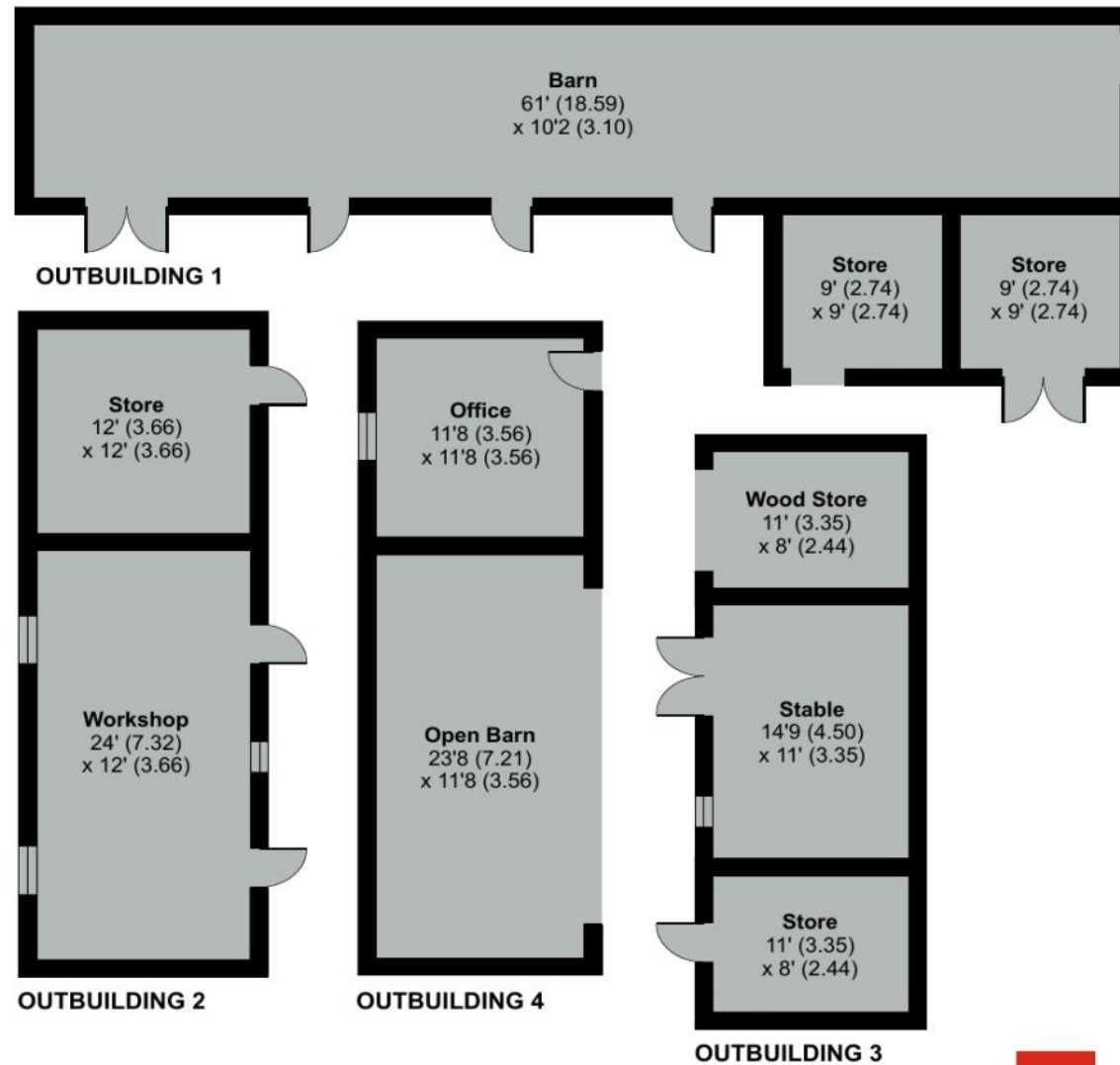
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