



The Stables



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Pedwell Hill, Ashcott, Bridgwater, Somerset, TA7 9BD

Street 3 Miles, Taunton 15 Miles

A superb and highly flexible barn conversion, situated in a stunning location with lovely gardens and beautiful views.

- Spacious Main Barn
- Integral Annexe
- Beautiful Southerly Views
- Edge of Village
- Council Tax Band G
- Separate Chapel Barn
- Large Landscaped Gardens
- Excellent Connections
- Freehold

Offers In Excess Of £1,250,000

SITUATION

The Stables occupies a wonderful south facing setting near to two other barn conversions at the end of a long gravel drive on Pedwell Hill, close to the village of Ashcott. Ashcott has a village hall, primary school, church and two good pubs. Street is approximately 3 miles to the east with a far more extensive range of facilities and Glastonbury is a further mile on. The property lies on the eastern end of Polden Hills and the views sweeping south are stunning. The Stables is conveniently located providing easy access to the well known Clarks Shopping Village and the highly rated Millfield School. Motorway access can be gained at the M5 junction 23. The County Town of Somerset namely Taunton is a short drive South West. Here there are direct train links to London Paddington with a further extensive range of shopping, leisure and scholastic facilities. International airports are available at both Bristol and Exeter with both being within an hours drive.

ACCOMMODATION

The Stables enjoys a peaceful and secure setting amongst a small number of other properties at the end of a private drive on Pedwell Hill. This stunning barn conversion offers extensive yet flexible accommodation comprising a main barn, a Hayloft annexe, which could easily be incorporated into the main house as well as a separate Chapel Barn which is currently a highly successful holiday let. The property is constructed of stone elevations beneath a tiled roof and is finished and appointed to an extremely high standard. The property has many excellent features with high quality oak flooring, oak doors and excellent door furniture together with high ceilings, flagstone floors and some wonderful fireplaces. The Barn is accessed from a number of different areas but the main family access is through the kitchen which is a wonderful light and dual aspect room that enjoys views south over the Somerset countryside.



The kitchen is handmade oak and fully fitted with an extensive range of units and is centred upon a gas-fired AGA and central island with a double Belfast sink and an electric AGA companion cooker. Steps lead up to a natural stone archway into the sitting/dining room. The dining area has wonderful views south over the garden and beyond. The sitting area centres on a magnificent stone fireplace with inset dual fuel Jetmaster fire with flagstone hearth. An opening leads on to the study, which has double doors to the front of the property. From the sitting/dining room doors lead into the garden room.

This is a wonderful addition to the property some years ago and offers lovely views over the garden and open countryside beyond. It is dual aspect with Chinese slate floor and has a single door to the garden and a further set of double doors to a patio garden. The room is light and spacious with a vaulted ceiling. From the kitchen there is access to an under stairs cupboard and the entrance hall with stairs rising to the first floor and a door to the utility room with further access to outside. On the ground floor there are two lovely bedrooms, both with floor to ceiling arch windows as well as a separate shower room with a large walk in shower cubicle, wash hand basin and low-level WC. From the entrance hall stairs lead up to the master bedroom which is a stunning room with a range of fitted wardrobes, it is dual aspect and there is a Juliet balcony. The landing area is large and open and is an ideal dressing area and leads into the ensuite bathroom with a large panelled bath, walk in shower, wash hand basin and low-level WC.

THE HAYLOFT

The Hayloft is accessed from a lobby adjoining the double garage with stairs leading up to a landing area and further to the living accommodation. This is highly flexible and can be easily incorporated into the house as extra accommodation or offers potential to be used separately. From the landing a door leads into the kitchen area and further to a large living room. Adjoining this is a separate shower room with large shower, wash hand basin and low-level WC. From the living room area there is an opening to the annexe bedroom which is a large room with ample storage space.

CHAPEL BARN

Chapel Barn adjoins The Hayloft and the garage and comprises a stunning conversion with underfloor heating, which is currently let out for holiday use. Front door leads into a large open area with a sitting/dining area centring upon a wood burner. The large living space has open views over the garden and country side beyond and leads on to a well fitted kitchen. There is also a bathroom with panelled bath, overhead shower, wash hand basin and low-level WC with a walk-in cupboard for storage. Stairs lead up to the mezzanine bedroom with a recess with fitted drawers and further in a walk-in wardrobe and lovely views down over the living space.

OUTSIDE

The Stables has extensive garaging which includes a double garage and a further adjoining single garage, both have ample storage space and workshop potential and there is also a parking space for The Chapel Barn as well as extensive further parking.

THE GARDENS

The gardens are a stunning feature and include a wonderful raised patio area, ideal for sitting out to enjoy the weather. The raised patio is easily accessible from the garden room and the kitchen and adjoins two sides of the property. There are lovely areas to sit outside Chapel Barn and the property benefits from extensive lawned areas with a range of flower and shrub borders together with many specimen trees.

The garden faces south and has wonderful views over open countryside. In the corner of the paddock area there is a large shed with storage space. The land has separate access via a farm gate and pedestrian gate to the parking and driveway area.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

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