





£735,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy
Rating

C/D

Council Tax Band E/TBC



Services

Mains electricity, water and drainage are connected. Oil fired central heating system. Owned solar panels.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Polden Cottage & Polden Cottage Barn | Stawell | Somerset | TA7 9AD

Directions

From Street, take the A39 north towards Bridgwater, passing through Walton and Ashcott. After approximately 6.5 miles, turn left onto Moor Road, signposted for Stawell. Follow Moor Road for about a mile, then turn right at the T-junction on to Stawell Road, continue along into the village, and the property will be found on your right hand side, just before the village hall.

Description

On entering the main house, you step into a welcoming vestibule, with double doors opening into the central hallway. This spacious and multifunctional area is currently arranged as a work-from-home space, with ample room for coats, shoes and everyday storage, including a useful under stairs cupboard. The main reception room is a wonderful dual-aspect sitting room, featuring a log burner at its heart and sliding doors at both ends, one opening directly onto the garden and the other leading into the conservatory. This arrangement provides superb natural light, creating a seamless flow between the home and the garden. From here, the conservatory offers a further reception space, adaptable for many uses including a playroom or a quiet reading area. Adjacent to the sitting room lies the beautifully appointed kitchen/diner, modern in design and fitted with a stylish range of wall, base and drawer units, a built-in oven with induction hob, and integrated dishwasher and fridge/freezer. The dining area easily accommodates a family-sized table and chairs, making it ideal for both everyday meals and social gatherings. From the kitchen, a door leads to the utility room, which includes plumbing for laundry appliances and access to a ground-floor shower room. The kitchen also connects to the rear porch, providing a convenient route out to the garden.

Upstairs, the main house provides four well-proportioned bedrooms arranged around a central landing. Each room enjoys a pleasant outlook and offers flexible space for family members or guests, with each bedroom benefiting from either built-in or fitted wardrobes. All rooms are served by the stylishly appointed family bathroom, featuring an elegant bathtub, separate shower enclosure, vanity unit with storage and wash basin, WC, and a heated towel rail.

A stand out feature of the property is the self-contained two-bedroom annexe, set within a separate converted barn. Completely independent from the main house, it offers an open-plan living area, kitchen provision, two bedrooms and a well-appointed wet room. Thoughtfully designed, the annexe is also accessible, making it suitable for a wide range of occupants. This superb additional accommodation provides exceptional flexibility for relatives, extended family, guests or potential income generation. Additionally, there is a separate guest suite, providing visitors with privacy and comfort, ideal for weekend guests or extended stays.

Location

The village of Stawell offers a peaceful setting with a church and active village hall, while nearby Catcott and Edington provide a mini supermarket, popular pubs, and a well-regarded primary school. Street, home to Millfield School and Clarks Village, is just 7.5 miles away. Bridgwater, a historic market town, offers a wide range of shops, entertainment, and everyday amenities. The property enjoys excellent access to the A39, placing the M5 at Junction 23 (Dunball) within 4 miles, Gravity Park just 3.5 miles away, and Bristol Airport within 26 miles. Bristol, Taunton, and Exeter are all within commuting distance.





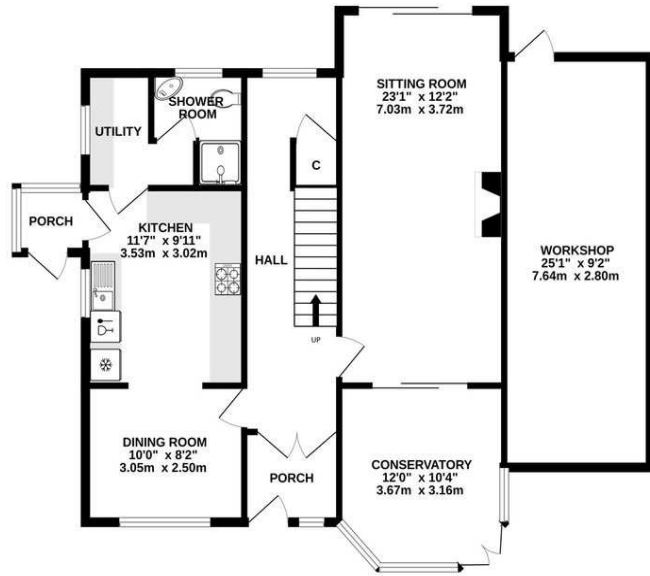
Outside, the property enjoys an enclosed rear garden edged with established hedgerow, creating a private and peaceful setting. An area of lawn is complemented by deep, well-stocked borders, providing colour and interest throughout the seasons. A charming summer house with a covered seating area offers the perfect space for outdoor entertaining and barbecues, while an additional outdoor cabin, currently arranged as a home office, provides valuable extra working or hobby space. A further workshop completes the outbuildings, with all external structures benefiting from power and light, making them suitable for a wide variety of uses.



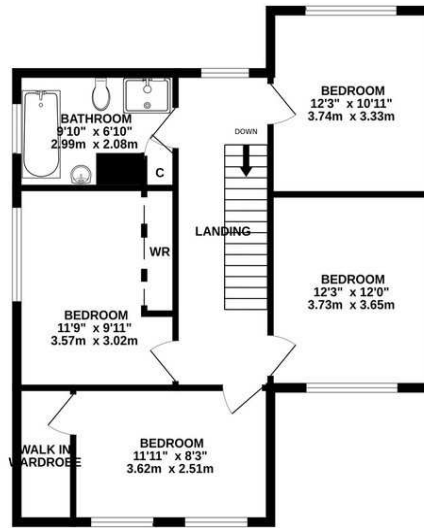
- Substantial multi-generational living with a four-bedroom main house, separate two-bedroom annexe and additional guest accommodation.
- Beautifully appointed kitchen/diner and versatile reception spaces, including a dual-aspect sitting room and conservatory.
- Self-contained annexe in a converted barn, offering accessible open-plan living, wet room and private outdoor seating.
- Ample off-street parking behind secure gates, including a large driveway and an EV charging point.
- Eco-friendly benefits including 16 owned solar panels, reducing running costs and promoting sustainable living.
- Attractive gardens and outbuildings, featuring a summer house with covered entertaining area, office cabin and workshop, all with power and light.



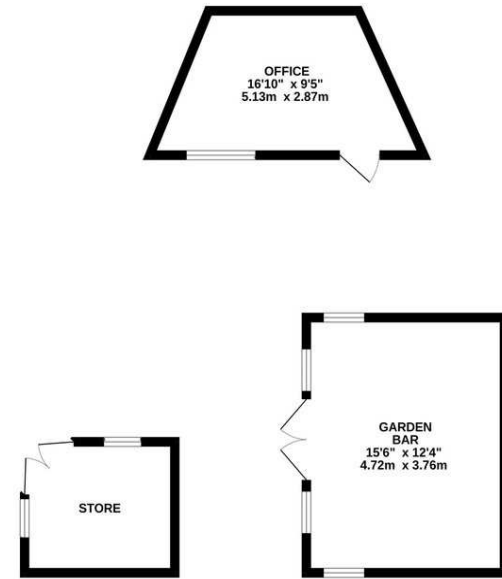
GROUND FLOOR
1023 sq.ft. (95.0 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.3 sq.m.) approx.



OUTBUILDINGS
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 2075 sq.ft. (192.8 sq.m.) approx.

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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FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 841411 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. *

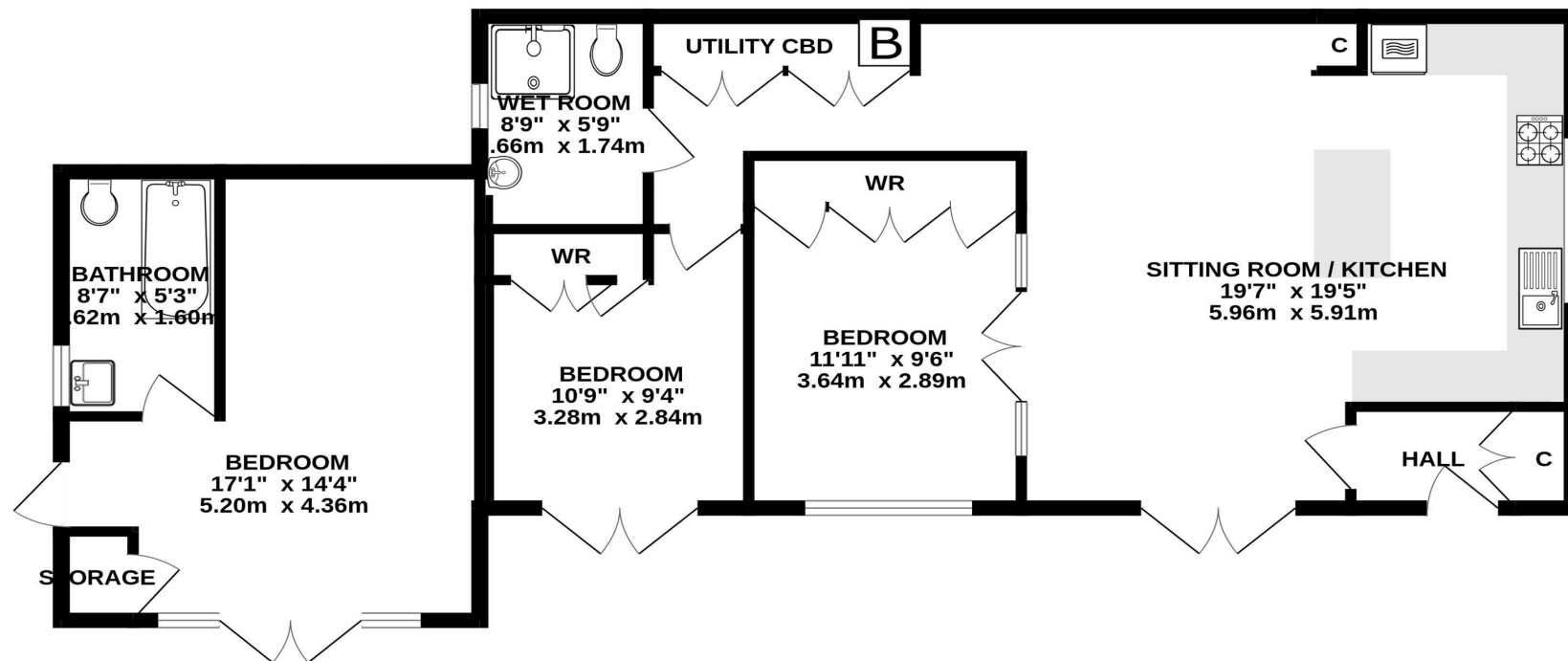
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GROUND FLOOR
990 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 sq.m.) approx.

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