



Ham Wall Cottage, Ashcott Road, Meare, Somerset, BA6 9SX

£625,000 Freehold

COOPER
AND
TANNER



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Description

This secluded and fully renovated period cottage benefits from large gardens and a separate annexe in the form of a converted Nissen Hut.

The accommodation has been sympathetically renovated throughout and offers a very versatile layout. An attractive entrance porch (with coat hanging space) gives access to a large sitting room. This room is full of character and features a large inglenook fireplace and flagstone flooring throughout. There is an easterly aspect affording views to nearby countryside and a distant view of Glastonbury Tor. The family room is opposite, enjoying a similar easterly aspect and featuring a cast iron fireplace.

A fabulous, west facing kitchen/breakfast room is located at the rear of the cottage. Following a significant extension, this contemporary space now provides ample space for seating and faces west with views over the large private garden. The room enjoys plenty of light thanks to two Velux skylights and sliding doors that lead out to a raised sun terrace. The cream fronted suite provides plenty of storage and includes an integrated dishwasher, AEG microwave and a Rangemaster oven. A central breakfast island provides additional storage and features a oak work surfaces with a Belfast sink.

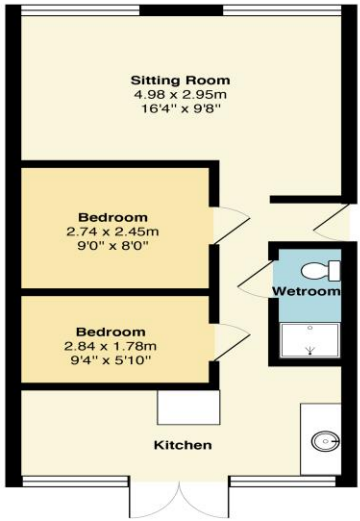
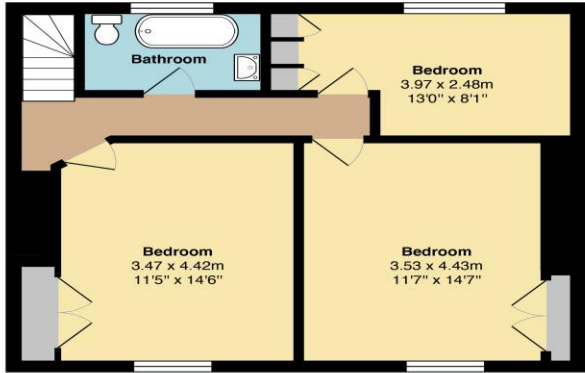
Two versatile bedrooms are located just off the kitchen/breakfast room, each benefiting from modern en-suite shower rooms. There is further access to an inner hall which leads to a cloakroom with WC and a separate utility area complete with plumbing facilities and additional storage.

Three further bedrooms and a stunning family bathroom are located on the first floor. The master bedroom has been fitted with a cast iron fire place and offers distant views towards Glastonbury Tor. A similar view can be enjoyed from the second bedroom and all three rooms benefit from built in storage cupboards. The family bathroom comprises a modern white suite, it also features a free standing, roll top bath and contemporary tiling. Access to a part boarded loft space can be found on the landing.



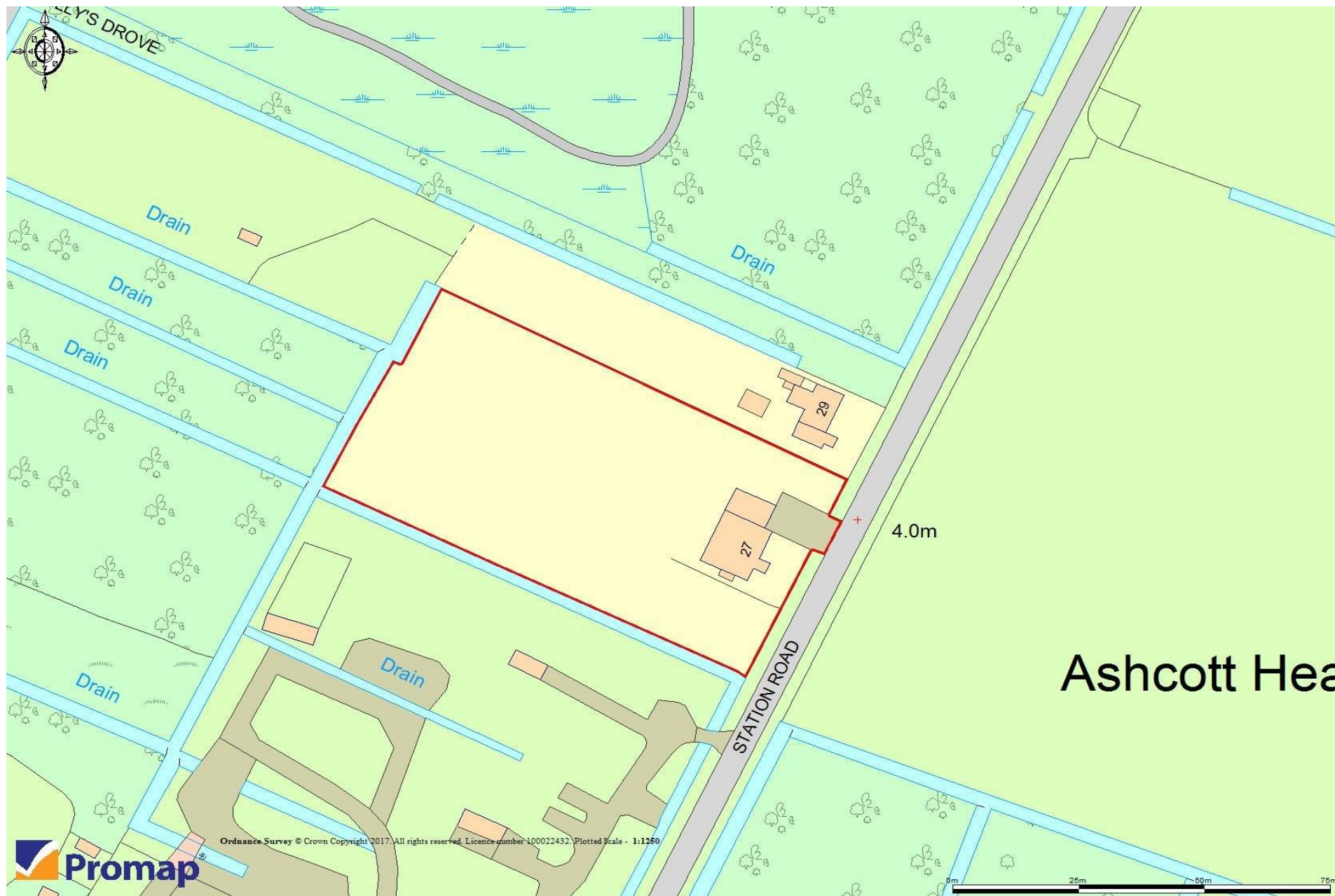


Ham Wall Cottage, Meare



Approximate gross internal floor area of main building - 188 m² / 2,024 ft²

Whilst every attempt has been made to ensure the accuracy of this floor plan, 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. All room measurements are maximum dimensions unless otherwise stated.



Annexe

This detached former workshop has been converted into self-contained accommodation. Complete with sitting room, a small kitchen/diner and a wet room this most individual and detached dwelling would perhaps best function as an annexe or holiday let accommodation, with the RSPB nature reserve close by.

Outside

The property occupies a secluded position located within walking distance of Shapwick heath National nature reserve. Large gardens totalling 1.5 acres surround the property on all sides, a gravelled driveway has been added which allows parking for numerous vehicles. The gardens include a number of mature trees and offer a good deal of privacy.

Location

Believed to date back to the 14th Century, Meare is a popular village, enjoying a good community spirit. The excellent primary school boasts an Outstanding Ofsted report. The village lies just 3 miles from Glastonbury and Street, where the renowned Millfield Prep and Senior schools are located, and 9 miles from the City of Wells and The Blue School, the 7th highest attaining state school in the UK. The Shapwick Heath National Nature Reserve is also close by with its network of walking and cycle paths. Recommended nearby public houses are The Sheppey Inn at Lower Godney and The George Inn at Wedmore.

Directions

On entering the village of Meare (From Glastonbury) continue along St Marys Road for approximately ¼ mile and then take the left turning signposted Ashcott Road. Proceed along this road for 1.5 miles, Ham Wall cottage is located on the right hand side and can be identified by our For Sale board.



Local Information Meare

Local Council: MENDIP

Council Tax Band: TBC

Heating: Oil fired central heating

Services: Mains water and electricity

Tenure: Freehold



Motorway Links

- M5
- M4



Train Links

- Highbridge
- Castle Cary / Yeovil Junction



Nearest Schools

- Meare (Rated Ofsted outstanding)
- Glastonbury or Street





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