

St. Catherines

Heatherton Park, Bradford on Tone, Taunton, Somerset, TA4 1EU

£520,000

EPC: D Council Tax: G Tenure: Freehold Bedrooms: 3 Reception Rooms: 2 Bathrooms: 2

FINE & COUNTRY

KEY FEATURES

- Charming period country home discreetly set within Heatherton Park
- Elegant yet modest accommodation, ideal for an individual or couple
- Generous, private gardens extending to approximately 0.43 of an acre
- Not a listed property, offering flexibility for future changes (STP)
- Continually improved, including a second bathroom and refitted kitchen
- Gas central heating and an updated shower room
- Thoughtfully enhanced gardens with a workshop, summerhouse and outbuildings



















SELLER INSIGHT

“We have absolutely loved the walks around Heatherton Park and the wonderful sense of peace the area offers. Our garden has been a haven for wildlife, regularly visited by hedgehogs, squirrels, and an abundance of birds, making it a joy for anyone who appreciates nature.

We were drawn to the property for its rare balance of privacy without isolation — a secluded, peaceful retreat that still feels connected and convenient. On sunny days, it truly feels like our own little Mediterranean villa, full of warmth and character.

We will miss the tranquillity, the convenience, and our lovely neighbours, but the time has come for us to return to Cornwall to be closer to our family.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

St. Catherines

A remarkable period property tucked away within Heatherton Park, this charming country home combines elegance and style with modest accommodation, making it ideal for an individual or a couple. Set within generous, private gardens extending to approximately 0.43 of an acre, the grounds are a true delight for those who enjoy gardening, tranquillity and an abundance of wildlife.

The property has been continually improved by the current owners, including the addition of a second bathroom, the refitting of both the kitchen and shower room, and the installation of gas central heating.

High ceilings and tall windows flood St Catherine's with natural light, creating a welcoming and refined ambience throughout. The cosy sitting room enjoys beautiful views over the gardens and flows seamlessly into the dining room.

To the rear, a refitted kitchen offers an excellent range of units together with a breakfast bar, while the refitted shower room features a large walk-in enclosure. A small office provides the perfect space to tuck yourself away and concentrate, and the rear garden room is an ideal spot for morning coffee overlooking the gardens.

The two double bedrooms overlook the front aspect and benefit from an abundance of natural light through the tall windows. The principal bedroom enjoys the added luxury of an en-suite bathroom, complete with a roll-top bath and separate shower enclosure.





STEP OUTSIDE

St. Catherines

The approach to St Catherine's sets the tone perfectly, with a gravel driveway flanked by ornamental trees leading to a generous circular parking area to the front, together with an attached garage. A raised patio adjoining the front of the property is ideally positioned to enjoy views across the gardens.

The gardens are a true delight, with expansive areas laid to lawn and framed by a wide variety of established shrubs, trees and planting that attract an abundance of wildlife. A purpose-built workshop provides an ideal space for hobbies, while the pergola and summerhouse overlook the above-ground swimming pool.

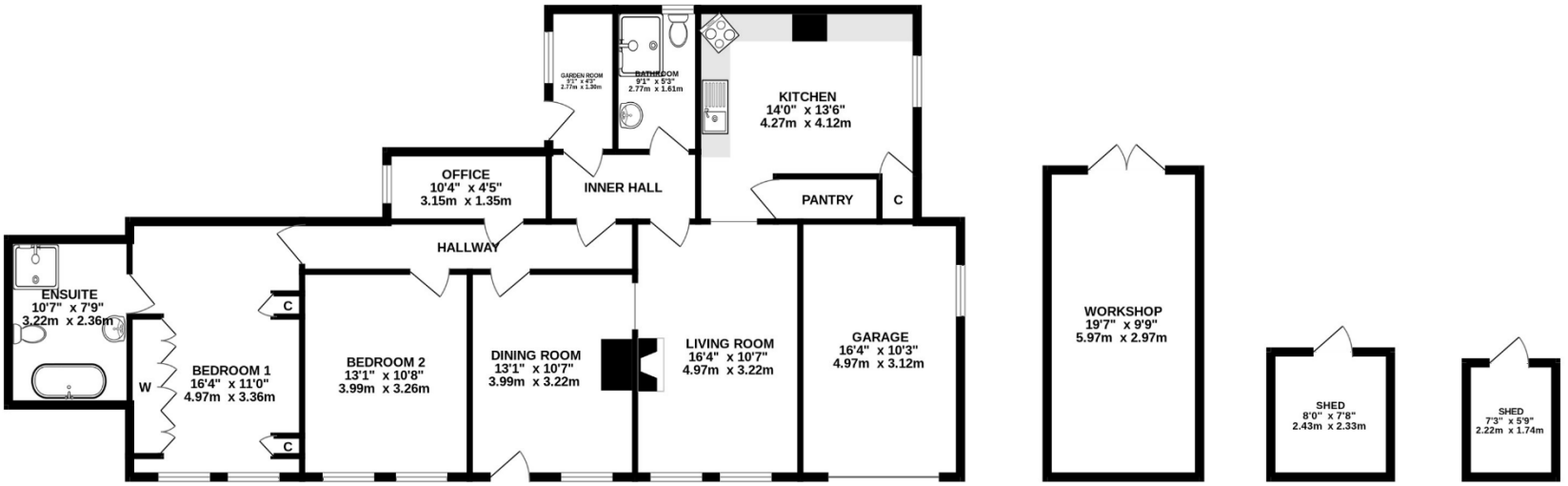
To the rear of the property, there is an enclosed garden to one side, with additional storage located to the other.

LOCATION

Living at Heatherton Park offers an excellent balance of rural tranquillity and everyday convenience. The park benefits from a regular bus route, making travel into nearby towns straightforward, while the M5 motorway is easily accessible, at junction 26.

The well-regarded Worlds End pub is close at hand, offering a welcoming spot for relaxed dining and socialising without the need to travel far. Heatherton Park really does offer the best of both worlds.

GROUND FLOOR



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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Notes

The property is attached to a small outbuilding

Services

Mains gas; water, drainage and electricity are connected.

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

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