

Berhill, Ashcott TA7 9QN

Asking Price Of £675,000 Freehold

COOPER AND TANNER



Berhill
Ashcott TA7 9QN

6 5 3 c.1.93 acres EPC D / Annexe C

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Set within the peaceful, semi-rural surroundings of Ashcott, this handsome detached family home offers a wonderfully rare combination of generous principal accommodation, a fully self-contained annexe, and an outstanding range of outbuildings — all enveloped by beautifully maintained grounds of approximately 1.93 acres. With far-reaching views over open countryside, mature gardens, a productive kitchen garden, and a substantial orchard/paddock, this is a property that will appeal to those seeking space, flexibility and a genuine lifestyle change.

Accommodation

Approached via a private driveway with ample parking, the main residence extends to approximately 1,992 sq ft and presents beautifully proportioned, light-filled accommodation arranged over two floors.

A charming entrance hall, complete with original stained-glass door, window detailing and herringbone parquet flooring, sets the tone for the character found throughout the home. Off the hall, a large reception room enjoys a feature fireplace and dual-aspect windows, while a further cosy dual aspect sitting room features a wide range of fitted bookcases. A generous separate dining room provides additional flexible space for formal dining, everyday living and entertaining, with doors opening directly to the rear garden.

At the heart of the home, the impressive farmhouse-style kitchen offers a wide range of fitted base level cabinetry, worktops and a one and a half bowl drainer sink with mixer tap. The integral range style cooker and hob and dual electric and LPG fired, whilst there is space for the usual freestanding appliances. This generous room has ample space for a matching farmhouse style dining table to cater for family meals, and the adjacent walk-in pantry offers a wealth of storage space. A connecting utility room adds practicality for busy families and rural living alike.

Upstairs, the first floor is home to five well-proportioned bedrooms off the naturally bright galleried landing. Whilst some of these rooms currently serve other purposes, there are four generous double bedrooms and a sizeable single room / office. The spacious primary bed enjoys access to a well-appointed four-piece ensuite shower room, whilst the other rooms are served by a family bathroom, with corner bath (and shower over), WC and wash basin. Several of the bedrooms also enjoy pleasant outlooks across the surrounding countryside, including toward Glastonbury Tor.

Annexe

A particular highlight of this property is the substantial detached annexe formed of a formerly converted coach house, offering self-contained accommodation across two floors and finished with an attractive stone elevation and its own private entrance.

The ground floor comprises a generous open plan lounge/diner and separate fitted kitchen, as well as access to a useful adjoining office/study which could offer a temporary second bedroom if required. To the first floor, a wonderful principal bedroom suite with vaulted ceilings, benefits from a private adjoining bathroom and ample built-in storage, making this a genuinely independent and comfortable living space - ideal for multi-generational living, a home business, guest accommodation, or rental potential (subject to any necessary consents).



















Outbuildings and garaging

The versatility of this property continues beyond the annexe, with an outstanding collection of outbuildings that will suit hobbyists, equestrian buyers, home businesses or those simply requiring extensive storage:

-Detached garage (11.74 sq.m / 126 sq.ft) with attached store (5. 4sq.m / 58sq.ft) adjacent to the main property
-Store room (18'4 x 10'1 / 185 sq.ft / 17.2 sq.m) attached to a large workshop with water and power supply and internal office (393 sq.ft / 36.5 sq.m total)
-Attached double garage (22'11 x 18'3 / 417sq.ft / 38. 74sq.m) with adjoining open stores, cabin store and shed (total 329sq.ft / 30. 56sq.m)
-Large steel-framed barn (approx. 49.6 sq.m / 534 sq.ft) — ideal for machinery, workshop or storage use
-Additional sheds and stores dotted around the grounds, including useful garden stores adjacent to the productive vegetable plots

In total, the outbuildings and garaging extend to a further c.189. 74sq.m/2042sq.ft of multi-use space (not including greenhouses and timber sheds within the kitchen garden).

Outside

The outdoor space is, without question, one of the defining features of this property. To the front, a sweeping driveway provides parking aside the property, before continuing through the grounds to a substantial parking area and the outbuildings. The rear and side gardens unfold into a series of beautifully kept, mature spaces. A large patio, complete with ornamental water feature, provides the perfect setting for al fresco dining and entertaining, looking out over a traditional wildlife pond, established planting beds, lawn and specimen palms, with a charming timber summer house tucked within the grounds beyond. The front and side gardens are neatly kept and laid predominantly to lawns with hedgerow borders.

Beyond the immediate garden, well-stocked fruit and vegetable plots — complete with greenhouse, cold frames and dedicated growing beds — offer a genuine haven for the keen gardener, while a substantial orchard and paddock area at the rear of the grounds, planted with rows of established fruit trees, extends the plot further still, offering real potential for those with equestrian, smallholding or self-sufficiency interests. Beyond the formal gardens, the land adjoins rolling countryside, with rural views in several directions.

This is a truly special property, offering the rare combination of a substantial and characterful family home, a genuinely self-contained annexe, extensive outbuildings suited to almost any use, and beautifully maintained grounds approaching two acres. Properties of this scale, flexibility and setting seldom come to market — early viewing is highly recommended.







Local Council: Somerset Council

Council Tax Band: F for main dwelling, A for annexe

Heating: Oil- fired central heating

Services: Mains electric and water, drainage is via treatment plant. Standard broadband and mobile signal with three major networks likely (Ofcom).

Tenure: Freehold

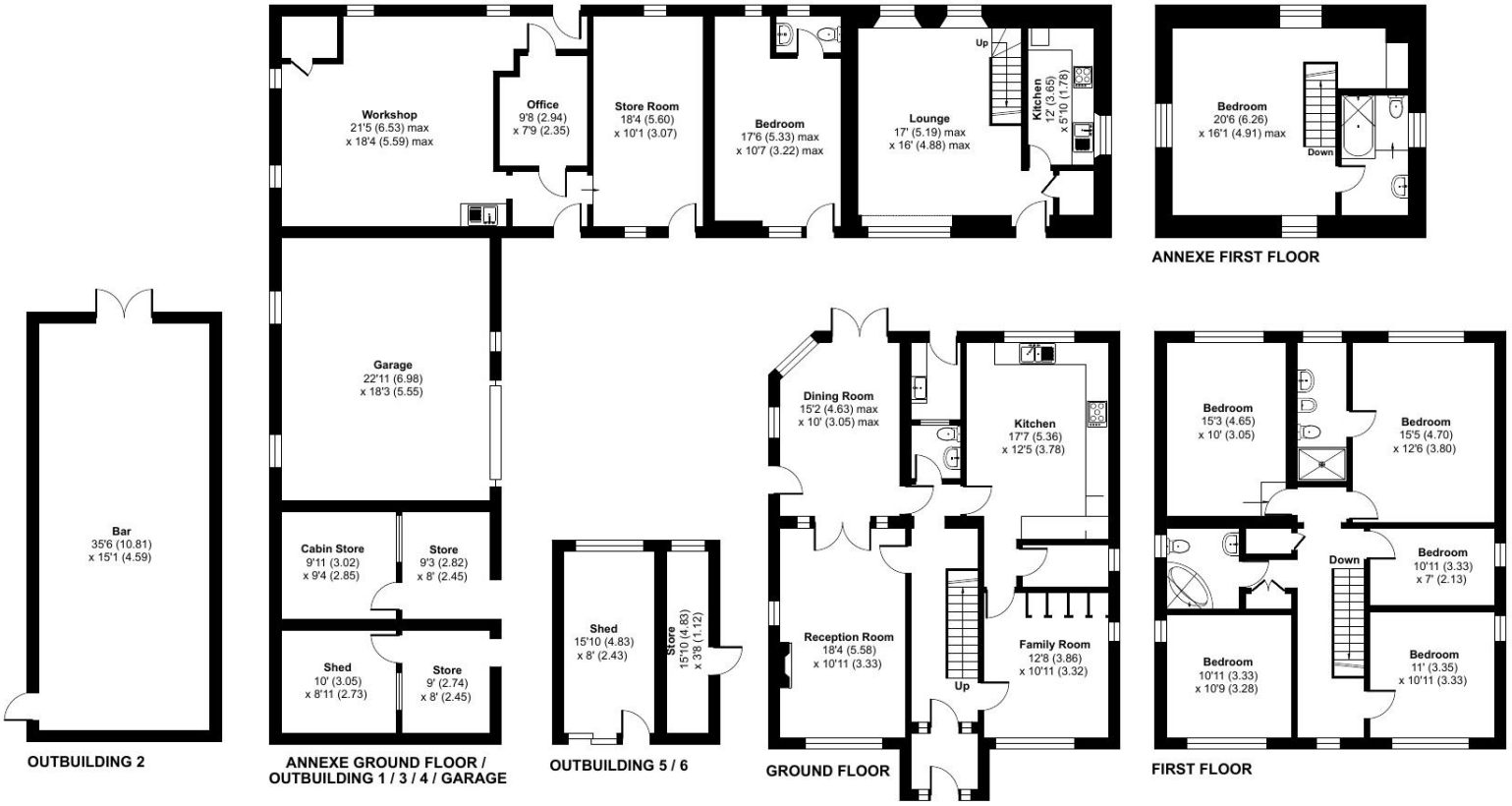
Motorway Links
- M5 (J23)
- A303 Podimore

Train Links
- Castle Cary (Paddington)
- Bridgwater/Taunton)

Nearest Schools
- Brookside Academy (Primary)
- Millfield (Independent), Crispin, Strode College (all in Street)

Berhill, Ashcott, Bridgwater, TA7

Approximate Area = 1992 sq ft / 185 sq m
Annexe GF / FF = 900 sq ft / 83.6 sq m
Garage = 417 sq ft / 38.7 sq m
Outbuilding = 1721 sq ft / 159.8 sq m
Total = 5030 sq ft / 467.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Cooper and Tanner. REF: 1499074

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