

Court Farm

11 Steel Lane, Catcott, Somerset, TA7 9HW

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Court Farm is a most attractive detached period farmhouse that has been beautifully upgraded throughout by the current owners to offer a most impressive family home. It is believed to on one of the oldest properties in the village.

The property retains many of its original features throughout the accommodation to include ceiling timbers, original doors and centuries old carvings within the beams.

The property sits well within its private gardens to the front and rear of the house offering a peaceful and quiet position to enjoy.

THE AGENT SAYS...
The accommodation comprises main entrance porch with attractive oak door, slate floor and window either side allowing light in.

Continuing through, an inner door opens into the main dining room. A spacious room with views out to the front and rear garden areas.

Beautiful polished flagstones extend across the room. A small fireplace with a natural stone Bessemer houses a small wood burning stove to the side.

To the side, a stepped French window opens out to the sun terrace and main garden.







Property description cont.
The main kitchen and breakfast room has been beautifully designed to include a comprehensive range of hand-crafted solid oak wall and base units providing extensive cupboard and drawer storage. A separate full height dresser with display shelving is seen to one side. A stainless-steel 3 oven Range and grill with induction hob over is set within the units.

Stunning composite worktops extend across providing extensive preparation space. A large walk-in larder seen to the far side, fitted with a range of shelving with plumbing under for a washing machine/dryer. A further range of cupboards with integrated dishwasher and a plate rack over.

A key feature to the kitchen is an impressive central island to include recycling storage, wine racks, pull out knife block, and cupboards. A breakfast bar at one end completes the arrangement.

Space at the end is available for a free-standing fridge/freezer.

Stunning slate flooring extends across the room through to the back entrance with a part glazed oak door.

A WC is off to the side to include panelling a small vanity and towel rail.

The sitting room enjoys a dual aspect allowing natural light in with stepped French windows opening out to the terrace. A central feature to this room is a superb inglenook fireplace with a blue Lias stone surround housing a large ornate wood burning stove.

An impressive oak Bessemer beam is set within the stonework. A cross beam ceiling adds to the charm with polished flagstone flooring extending across with the original stone staircase to the side leading to the first floor.







Property description cont.
Leading through another original door into the study/lounge. A further room filled with many original features including ceiling timber and an attractive inglenook fireplace with a polished oak Bessemer beam over housing a wood burning stove set on a slate hearth.

On the first floor the principal bedroom is exceptionally spacious and light with large Velux light windows. Exposed roof timbers offer added character. A range of built in cupboard and wardrobe storage runs along one side.

An en suite bathroom is beautifully appointed to include a ball and claw freestanding rolltop bath. A basin is set on a stunning oak top with vanity under.

An inner landing with a linen cupboard to the side continues along with pretty windows and gives access to three further bedrooms.

A family bathroom fully fitted with a separate cubicle shower completes the first floor arrangement.



































Property description cont.

GARDENS AND GROUNDS

Court farm is found along a quiet lane set within the heart of this highly regarded village. The property is approached onto a private gravelled driveway leading along the side of the house with parking for several cars.

The attached single garage and store with power and lighting is seen to the side.

To the front of the farmhouse a lean to covered seating area offers a wonderful relaxing space with access beyond leading into what was once the dairy. Currently used for storage this space offers huge potential to convert adding to the accommodation (change of use remains in place) the usual consents would apply.

The front garden area is edged by established borders and ornamental shrubs with a pretty garden gate following a lavender pathway up to the entrance.

Lawned areas continue around the side linking up to the main garden to the rear. Established laurel hedging provides complete privacy.

The main garden area enjoys a southerly aspect with attractive borders and seating areas around the main lawn.

To the far side a separate kitchen garden area is found including a greenhouse, vegetable beds and composting area. A selection of ornamental trees offers colour and interest throughout the seasons.

A stunning terrace extends across the rear of the house making it an ideal outside entertaining space.

Property description cont.

SITUATION

Court Farm is situated within the Polden Hill village of Catcott, with its thriving community and range of local amenities to include a highly regarded primary school, church and two public houses.

The neighbouring village has an active village hall, doctors surgery and Post Office/shop, which is just under half a mile.

The thriving town of Street just 6.5 miles offering a good range of facilities including Strode College, Strode Theatre, both indoor and open-air swimming pools and complex of shopping outlets in Clarks Village. Street is also the home of the renowned Millfield School.

Catcott is 29 miles from Bristol International Airport, 37 miles from the City of Bristol and 22 miles from the County Town of Taunton.



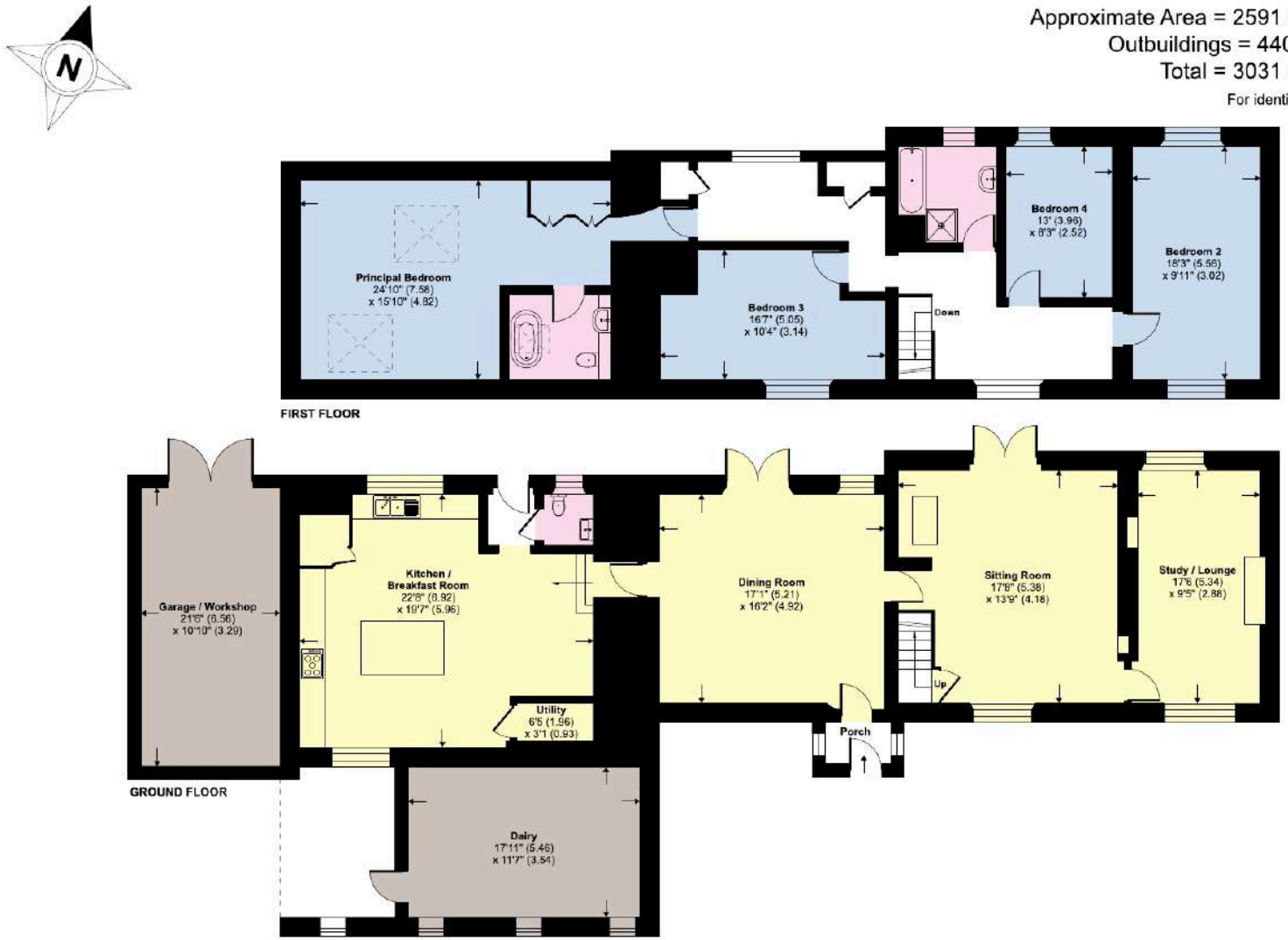






Steel Lane, Catcott, Bridgwater, TA7

Approximate Area = 2591 sq ft / 240.7 sq m
Outbuildings = 440 sq ft / 40.8 sq m
Total = 3031 sq ft / 281.5 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 2025. Produced for Humberts. REF: 1256926



DIRECTIONS

Leave Bridgwater on the A39 following the signs for Street and Glastonbury. Continue along this road passing the signs for Woolavington and Chilton Polden, take the first turning left signposted Catcott. At the bottom of the hill continue straight over the crossroads onto King William Road and continue to the end. Turn right and continue taking the next left bearing left again into Steel Lane. Court Farm can be found on the left side with gravel drive entrance ahead of the house.

SERVICES

Mains electricity, water and sewerage. Oil fired central heating

LOCAL AUTHORITY

Somerset Council Tax Band F

ENERGY PERFORMANCE CERTIFICATE

Rating F

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