

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



LONG BARN, EAST HORRINGTON, WELLS BA5 3DP

Wells 1½ miles, Castle Cary Rail Station 12 miles, Bath 18 miles, Bristol 21 miles



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EAST HORRINGTON, WELLS BA5 3DP**

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A unique and absolutely charming property redeveloped from period barns of the local manor and being located in a small village in a quiet position close to Wells.

The property has immense charm and appeal and includes a large principal house and a secondary studio barn - all in landscaped and easily managed gardens

The main house includes a large reception hall, cloakroom, a superb drawing room and a 28ft kitchen/dining/living room. On the first floor are 3 bedrooms and 2 bathrooms.

The studio barn stands beyond and includes a 36 ft studio, a sitting room, kitchen, shower room and 2 bedrooms.

In short this is a property which must be viewed to be appreciated.

About the area

The small village of East Horrington lies in the lee of the beautiful Mendip Hills, 1½ miles east of the Cathedral City of Wells and about 18 miles and 21 miles south from Bath and Bristol respectively. Glastonbury and Street are even closer being about 8 and 10 miles south.

There is easy access from East Horrington to good communications with the A37 nearby, a fast speed train services from Castle Cary to London Paddington 12 miles to the south and Bristol Airport is about 18 miles away.

Wells is the smallest city in England with a population about 11,000 and with many medieval buildings including its beautiful Cathedral and moated Bishops Palace. The city has local markets twice a week, a busy local shopping centre and a broad and vibrant range of societies and activities. The area also has a good number of excellent State & Private schools including Wells Blue School, Wells Cathedral School, Downside, All Hallows and Millfield.

A gravelled drive leads into a central shared courtyard which gives access to several properties including Long Barn which stands adjacent to its gardens.





The property was developed from old barns and the striking external feature is the circular stone tower which incorporates the entrance doorway. Internal details are even more impressive and include flagstones, hardwood floors, oak doors and stone arched doorways.

The front door leads into the reception hall which extends through the house creating a great feeling of space and style.

Close to the entrance is the circular staircase and the cloakroom which has a basin, wc and also the central heating boiler and pressurised water cylinder.

The hall has a flagstone floor, stonewalls, a galleried first floor landing above and at the far end a circular bay looking out to the gardens and the separate studio barn.

To the right of the hall is a stone archway into the stunning drawing room which has a split floor level with the higher area extending two stories in height to a vaulted beamed ceiling. At the end of the room is a massive fireplace with a wood burning stove and a mezzanine area approached by a stone staircase. The room also has a dual aspect, which includes double french doors to the garden.

On the opposite side of the hall a stone archway opens into another exceptional room being the the kitchen/dining/living room. Again a large room with ceiling beams, plenty of space for sofas, a dining table and the kitchen area. This being well fitted and equipped with units including an island, timber and granite worktops, sink unit and an aga cooker range. A stone archway opens through into the utility area where there is a Belfast sink and a back door.

From the entrance hall the circular staircase leads to a first floor landing and immediately to the left is a shower room with hand basin, wc and a shower cubicle.

The landing widens to a gallery overlooking the hall and gives access to three bedrooms.

The master suite has a range of fitted wardrobes and an archway thought in to the bedroom which has a vaulted ceiling with exposed beams, a double aspect and an en suite bathroom with a basin, wc and bath.





The studio barn has a front door opening to a hall with a doorway into the studio which has a vaulted ceiling with exposed timber beams, a stone flagged floor, extensive oak framed windows, stone walls and in a wood burning stove.

Also on the ground floor is a shower room, a kitchen and sitting room. The oak staircase leads up to a large landing suitable as a study or occasional bedroom area and an oak door opens into the other double aspect bedroom.

Outside

A drive leads in to a large communal area flanked by mature private gardens being part of Long Barn. The garden includes a lawn, well-stocked herbaceous borders, box hedges, a stone paved patio, a large holly tree, bay trees, olive trees and a vine.

To the side of the house is a field gate, which leads to a further parking area and another garden area with a water feature, ponds, a large fig tree and bamboo plants. This garden separated the main house from the studio.



Energy Performance Certificate

HM Government

The Long Barn, Frome Road, East Horrington, WELLS, BA5 3DP
 Dwelling type: Detached house
 Date of assessment: 12 July 2017
 Date of certificate: 13 July 2017
 Reference number: 8505-4626-8529-3396-0333
 Type of assessment: RdSAP existing dwelling
 Total floor area: 189 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

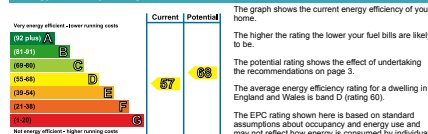
Estimated energy costs of dwelling for 3 years:	£ 3,807
Over 3 years you could save	£ 456

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 300 over 3 years	
Heating	£ 3,081 over 3 years	£ 2,808 over 3 years	
Hot Water	£ 426 over 3 years	£ 243 over 3 years	
Totals	£ 3,807	£ 3,351	You could save £ 456 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



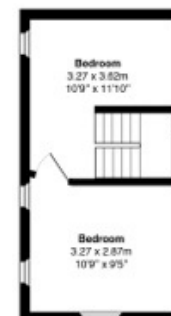
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £8,000	£ 123	Yes
2 Heating controls (room thermostat)	£350 - £450	£ 186	Yes
3 Solar water heating	£4,000 - £8,000	£ 144	Yes

See page 3 for a full list of recommendations for this property.

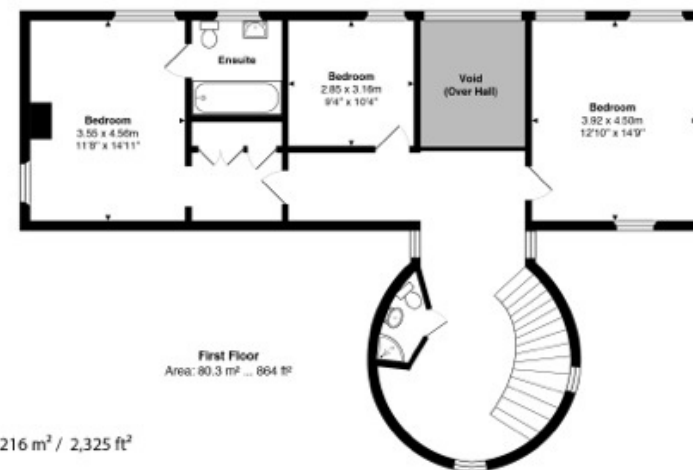
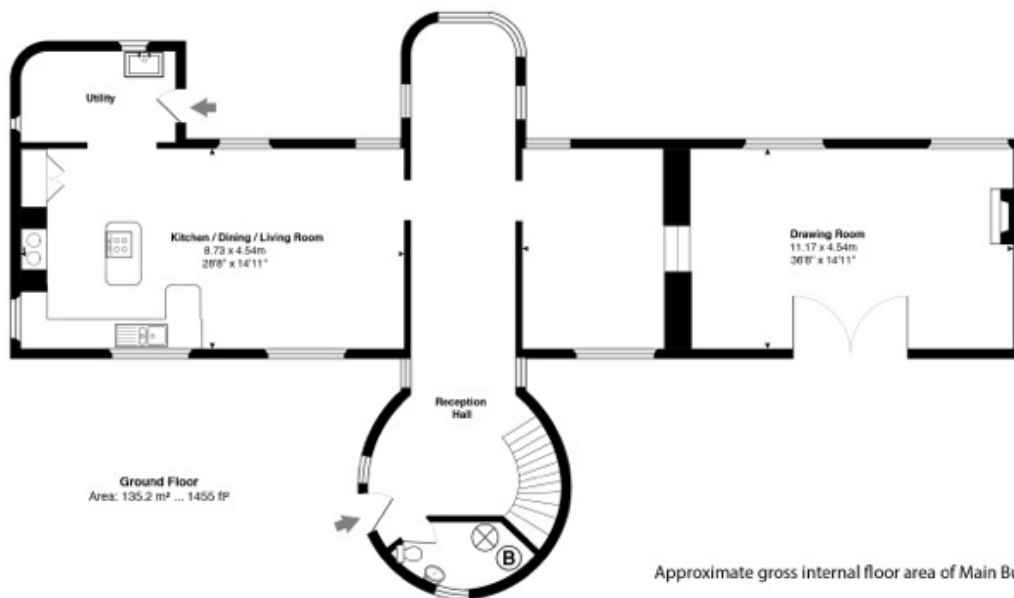
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.





The Long Barn, East Hornington

Approximate gross internal floor area of Annexe - 100 m² / 1,076 ft²



Approximate gross internal floor area of Main Building - 216 m² / 2,325 ft²

IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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