



FOR SALE

Water Street, Barrington, TA19 0JR

£275,000



ORCHARDS
ESTATES

A Charming, Fully Renovated Cottage in the Heart of Barrington. If you're searching for a beautifully finished home that blends character with modern convenience, this delightful two-bedroom cottage in Barrington could be the perfect fit.

Completely renovated from the ground up, this property offers a hassle-free move into a home that retains its original charm while benefiting from contemporary upgrades—including newly installed solar panels for energy efficiency. The current owners purchased this property as a project six years ago, and it has since undergone a meticulous transformation.

To give you an idea of the extent of the work, when they first stepped inside, the night sky was visible through the roof! Their dedication to quality craftsmanship and high-end materials has resulted in a truly stunning home, as seen in their previous successful renovations.

Barrington is a sought-after village known for its welcoming community, charming countryside, and easy access to local amenities.

Whether you're looking for a peaceful retreat or a base to enjoy the best of Somerset, this cottage offers both comfort and character in equal measure.

Viewings are now available—don't miss this opportunity to make this wonderful home your own. Contact us today to arrange a visit at a time that suits you.

£275,000



LOCATION

Discover the Charm of Barrington – A Beautiful Conservation Village Nestled in the heart of the Somerset countryside, Barrington is a picturesque conservation village offering a peaceful and timeless setting. With little passing traffic, the village is renowned for its stunning architecture, featuring homes built from the locally quarried hamstone and Crewkerne stone, giving the area a warm and characterful charm. At the heart of the village stands Barrington Court, one of the first properties acquired by the National Trust, a fine historic house surrounded by beautifully maintained gardens. The village also boasts an excellent local pub—perfect for relaxed evenings, a welcoming parish church, and easy access to the nearby market town of Ilminster. Ilminster, with its medieval roots and striking Minster Church, offers a range of independent shops, two supermarkets, and a selection of cafés and restaurants, making it ideal for everyday needs. The town is steeped in history, with many properties built from the same distinctive hamstone found in Barrington. Surrounded by lightly wooded landscapes, much of the area is designated as a special landscape area, ensuring its beauty remains unspoiled. For those looking to explore further, Barrington is conveniently positioned between Yeovil and Taunton (both approximately 14 miles away), with easy access to the A303 and M5, making travel across the region simple and stress-free. If you're looking for a tranquil village lifestyle with excellent connections and a strong sense of community, Barrington is a wonderful place to call home.

Approach

Set on Water Street the front has a mid level hamstone front wall with gated access leading to path through a loose shingle area with an evergreen tree creating a picturesque setting. The rear courtyard garden has access over the neighbouring property.

Living Space

An open plan space with kitchen to the rear with built in units including oven, hob, extractor fan and washing machine and space for a fridge freezer. We feel sure you

will notice the tasteful and obviously expensive tiling which adds a nice pop of colour to the setting. The substantial and imposing front door has a central glazed area and is complimented by two front aspect windows, one of which offers a window seat style space, a side aspect window by the kitchen area, a rear window in the stairwell and a glazed rear back door provides lots of natural light. A very tasteful Travertine marble floor has been added and creates a nice warm feel to the room. Heating is provided by a modern wood burner stove (set in a lovely fire alcove with a reclaimed beam and set over a Hamstone hearth. Due to the solar panels, the owners elected to install modern, wall mounted electric radiator panels which compliment the overall feel.

Upstairs

Newly installed stairs provide access to the upper floor with lower and higher set windows providing lots of natural light to this passageway. The little things you notice are handy additions like electric sockets on the stairs and on the landing as well as 4 double sockets and TV points in each of the bedrooms. There is a loft access hatch here also, which is large enough to use fitted with retractable ladder. Internal features here also include bespoke, handmade timber doors with custom ironmongery and wall panel radiators. The main bedroom is to the front and has a low level window to the front providing natural light. The second bedroom is set to the rear and comes with a built-in storage area, making this a great space for a home office/guest room. Quality continues in abundance in the beautifully appointed bathroom with an extra-large shower which is set in a bubble tile finish which is rather unique and adds a feeling of depth to the space. Of course, as we have come to expect the materials and workmanship on offer are simply sublime.

Gardens

With 3 external areas, you can always find an outside space whether for a coffee in the morning or a gin in the evening and as this is such a friendly community (I met 3 neighbours and gave a push with a local ladies car whilst doing the photos), this is somewhere you will quickly and easily find new friends. The owners normally park their vehicle by the front entrance on the roadside, this space lends itself to the possibility to connect an EV charger.



Additional Information

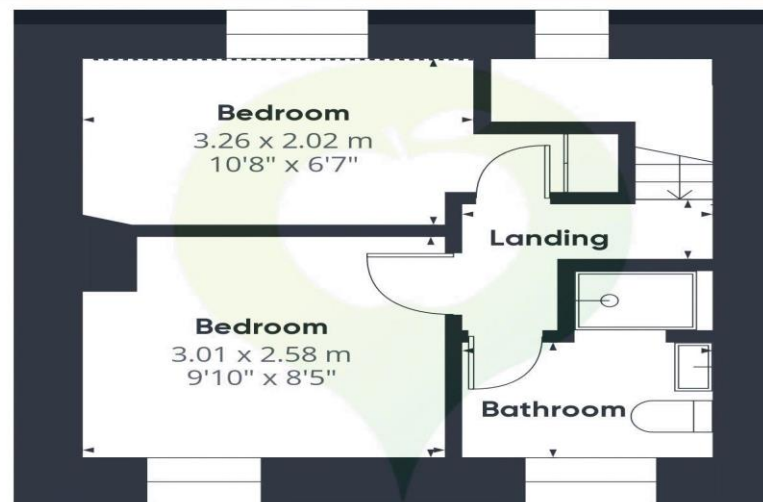
- Freehold Cottage
- Mains Water, Drainage and Electricity
- 9 x New Solar Panels Installed
- EPC: Awaiting New EPC
- Council Tax Band: B
- Flood Zone 1: Low Risk
- Broadband: OFCOM: UltraFast 1,800Mbps available

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F		
1-20	G	1 G	

This is being updated as the property was simply 4 walls when this EPC was carried out.



Floor 1



Floor 2



Approximate total area⁽¹⁾

45.37 m²
488.37 ft²

Reduced headroom

0.44 m²
4.71 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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