



1 The Old Silk Barns
Fosse Way, Ilchester, BA22 8GF

George James PROPERTIES
EST. 2014

1 The Old Silk Barns

Guide Price - £895,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Built approximately in the 1830's is this barn converted in 2023. The Old Silk Barn is an impressive luxury home offering floor to ceiling windows to the front elevation, a substantial open plan kitchen, dining and family space with a superb galleried landing above featuring vaulted ceilings and exposed Oak roof framework. With a high specification kitchen featuring a breakfast bar central island, there is a spacious sitting room with wood burning stove, three double bedrooms each with an en-suite, utility room and downstairs cloakroom. Outside there is a small paddock, spacious enclosed gravelled courtyard, substantial carport and workshop. Adjoining the car port is a fully insulated workshop with all services connected, could be converted to additional annex accommodation or holiday lets.

Kitchen/Diner/Family room 27' 3" x 29' 6" (8.31m x 9m)

On entering the property, there is a substantial open plan kitchen, dining and family area with vaulting ceilings displaying an impressive galleried landing. With full height windows to the front there are also windows and a single door to the rear. The kitchen comprises a range of base and wall mounted units with quartz work tops and upstands, inset Belfast sink and a single mixer tap. There is a large central island with breakfast bar. Built in appliances include a range cooker with double ovens, grill and plate warmer, a six burner hob with extractor fan above, there is also a fridge, freezer and dishwasher. Stairs to first floor gallery landing.

Sitting Room 20' 11" x 18' 9" (6.38m x 5.72m)

With bi-folding doors to the rear and a window to the side, feature wood burner and hearth, underfloor heating.

Inner Hall

Steps to utility room, door to cloakroom.

Cloakroom

Low Level WC and pedestal wash basin, mirror, extractor fan.

Utility room 7' 1" x 8' 8" (2.16m x 2.63m)

With a feature glazed door to rear and two high level windows, a range of base and wall storage units with quartz work surfaces and upstands. An under-mounted stainless steel sink with single mixer tap, space and plumbing for a washing machine, space for tumble dryer, wall mounted Worcester gas boiler.



Galleried Landing

A vast and impressive space overlooking the kitchen living area, with views to the front and space for a study area. Built in airing cupboard, radiators and front aspect glazed doors with Juliet balcony.

Bedroom 1 15' 4" x 12' 10" (4.67m x 3.92m)

With a window to the rear and side aspect glazed doors with a Juliet balcony. Vaulted ceiling with exposed Oak roof trusses, radiator, door to walk-in wardrobe, part glazed door to en-suite.

En-suite

Suite comprises a double shower cubicle with rainforest shower head and sliding glazed doors, Low level WC and a wash hand basin with built in storage cabinet below. Feature illuminated mirror, chrome heated towel rail, part tiled walls, extractor fan.

Bedroom 2 11' 8" x 12' 3" (3.56m x 3.73m)

With window to rear, door to wardrobe, radiator, part glazed door to en-suite, vaulted ceiling with exposed Oak roof trusses.

En-suite

A shower cubicle with rainforest shower head and sliding glazed doors, Low level WC and a wash hand basin with built in storage cabinet below. Feature illuminated mirror, chrome heated towel rail, part tiled walls, extractor fan.

Bedroom 3 9' 5" x 11' 4" (2.86m x 3.46m)

With window to rear, part glazed door to en-suite, radiator, vaulted ceiling with exposed Oak roof trusses.

En-suite

A shower cubicle with rain shower head and sliding glazed doors, Low level WC and pedestal wash hand basin. Feature mirror, chrome heated towel rail, part tiled walls, extractor fan.

Workshop 28' 11" x 25' 10" (8.81m x 7.88m)

This insulated building can be used for a variety of purposes including, work area, offices, studio or gym. The building would also suit conversion into an annex or holiday accommodation or incorporated with the adjoining car port. Double doors opening to the main work area with power, water, drainage and light connected. WC with wash hand basin.

Carport 26' 4" x 30' 3" (8.03m x 9.22m)

A substantial space providing parking for several vehicles. A workshop with scope for further development (subject to planning consents).

Outside

Opposite the front of the property is a small fenced paddock/orchard area and gravelled parking area. A pathway leads to the front door with storm porch and external lighting. A gated driveway leads to the side of property with large gravelled walled courtyard. Access to the workshop and car port. External lighting and water tap, a timber gate leads to the lane behind the property.



GROUND FLOOR
1205 sq.ft. (111.9 sq.m.) approx.



1ST FLOOR
1093 sq.ft. (101.6 sq.m.) approx.

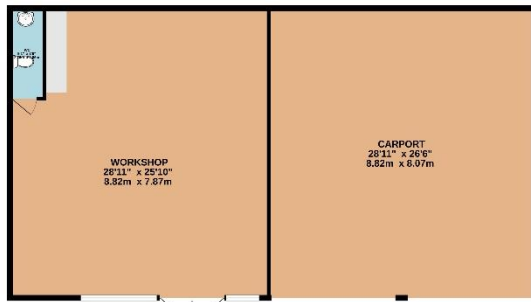


TOTAL FLOOR AREA : 2298 sq.ft. (213.5 sq.m.) approx.

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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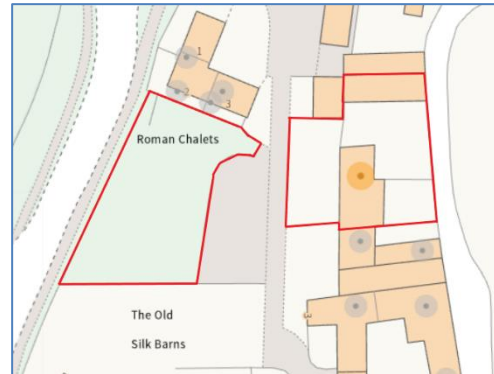
GROUND FLOOR
1513 sq.ft. (140.5 sq.m.) approx.



TOTAL FLOOR AREA : 3113 sq.ft. (289.5 sq.m.) approx.

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