



## Manor Barn

Martock Road, Long Load, TA10 9JX

GeorgeJames PROPERTIES  
EST. 2014



# Manor Barn

Martock Road, Long Load, TA10 9JX

Guide Price - £779,000

Tenure – Freehold

Local Authority –Somerset Council

## Summary

Manor Barn is a one-of-a-kind detached barn conversion with arguably some of the best views in Somerset to the rear. Meticulously improved and updated by the current sellers, the property provides character, high specification fixtures, fittings and luxurious accommodation throughout. On the ground floor is a welcoming entrance hall, living room, WC, kitchen/diner, utility room and a wonderful oak framed garden room, making the most of the far reaching views over the garden, paddock and countryside beyond to the rear. On the first floor are four double bedrooms, the master having an ensuite shower room with underfloor heating, and a stylish family bathroom. The total plot equates to almost half an acre and includes a beautifully landscaped and idyllic garden, patio, parking and double garage. The garage has electricity, power and water connected, meaning it could be converted to additional accommodation (subject to planning). The gated paddock beyond is a fantastic, secure space for entertaining.

## Amenities

Long Load enjoys an active community with activities, clubs and societies along with a thriving village hall. Long Load shares amenities with the nearby village of Long Sutton, just over a mile away, including parish church, post office/store, primary school, hotel/restaurant and popular 18 hole golf course. The larger centres of Somerton (4 miles), Martock (3 miles) and Langport (5 miles) are readily accessible and offer good shopping, educational and recreational facilities. The administrative town of Yeovil is within 8 miles and the A303 (linking with the M3) is about 4 miles away.

## Services

Mains gas, water, electricity and drainage connected. Property is on a water meter, and there is underfloor heating to ensuite shower room. The property has had upgraded UPVS soffits and fascias, as well as windows and a new UPVC boarding to the front of the barn.

## Entrance Hall

With flag stone flooring, UPVC entrance door, radiator, understairs storage space, spotlighting.





**WC 8' 1" x 5' 2" (2.47m x 1.58m)**

With chrome heated towel rail, close coupled WC, vanity sink, motion sensor mirror.

**Living Room 23' 2" x 14' 9" (7.06m x 4.50m)**

With window to side, French doors to patio, spotlighting, two radiators, feature red brick fireplace with wooden mantel beam with wood burning stove, tv point, broadband connection point.

**Kitchen/Family Room 23' 2" x 20' 5" (7.06m x 6.23m)**

With flagstone flooring, window to front with stunning views, doors into oak framed garden room, space for table and chairs, radiator, range of matching wall and base units, sink with drainer, 5-ring Rangemaster range cooker with extractor, NEFF appliances including integrated dishwasher, fridge freezer, microwave, pan drawers, spotlighting.

**Utility Room 9' 5" x 9' 2" (2.86m x 2.80m)**

With door to side, range of matching wall and base units, space for washing machine, sink with drainer, NEFF appliances including integrated fridge and two freezers, washing machine, tumble dryer, cupboard housing modern gas boiler.

**Garden Room 15' 9" x 12' 1" (4.81m x 3.69m)**

A stunning addition to the house. With tiled flooring, electric radiator, oak framed beams with vaulted ceiling and large glass windows allowing light to flood in, French doors lead to rear garden. Views can be enjoyed from this magnificent room. The sellers will be leaving the sofas in this room as part of the sale.

**First Floor Landing**

Large landing with window to front with cosy window seat, spotlighting, radiator, access to attic.

**Bedroom One 21' 5" x 13' 6" (6.54m x 4.12m)**

With window to rear with window seat taking advantage of the stunning countryside views, low level frosted window to rear, radiator, tv point, range of wardrobes with lighting that will remain with the sale, broadband connection point.

**Ensuite 9' 8" x 9' 5" (2.94m x 2.88m)**

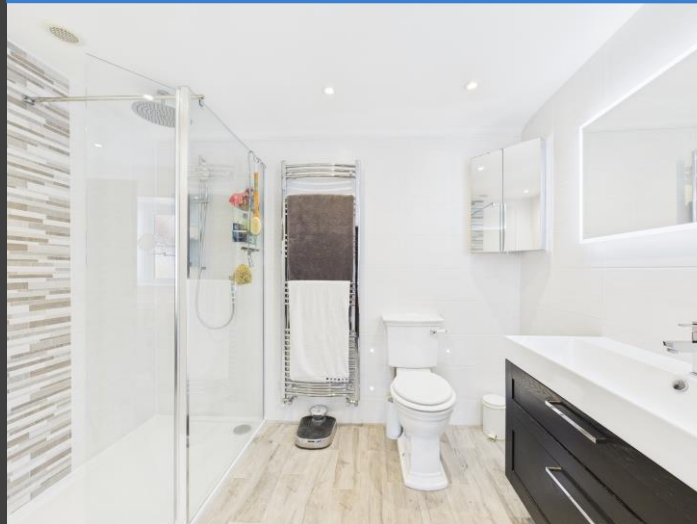
With frosted window to side, underfloor heating, radiator and long chrome heated towel rail, low level WC, vanity sink, motion sensor mirror and night-time lighting dotted around toilet and in shower. Double shower with rainfall shower head, storage cupboard.

**Bedroom Two 13' 11" x 10' 7" (4.24m x 3.22m)**

With floor-ceiling window to side, radiator, broadband connection point, tv point.

**Bedroom Three 13' 0" x 9' 8" (3.96m x 2.94m)**

With window to front, radiator, tv point.





**Bedroom Four/Study** 14' 9" x 12' 11" (4.50m x 3.94m)

With window to rear, our sellers desk has been placed in front of the window to take advantage of the views, radiator, broadband connection point.

**Bathroom** 9' 7" x 7' 3" (2.92m x 2.22m)

With window to rear, long chrome heated towel rail, corner shower, roll top bath with telephone shower, close coupled WC, vanity sink, motion sensor mirror.

**Outside**

Outside is the true jewel in the crown. A stone shingle shared driveway leads to electric gates, opening into the large driveway for Manor Barn, with the double garage ahead of you. A five bar gate leads into the paddock, with a raised decking seating area in the far corner. The views from the paddock, and main garden, are sublime and need to be seen to be fully appreciated. The main garden is a tranquil haven and our sellers have poured considerable time and effort into making it a haven for a garden lover. Mainly laid to lawn with walled borders, with a resin and stone pathway winding up the lawn to a tiled patio, with plenty of room for seating, relaxing and entertaining. Other features include a timber potting shed, mature borders, external tap and power, and several mock Victorian lamps posts placed throughout the garden.

**Double Garage** 24' 5" x 17' 9" (7.43m x 5.40m)

With window, two electric garage doors, electric, water and power connected a buyer wanted to convert this space into further accommodation or a holiday let. Fully boarded loft with ladder, spotlighting.

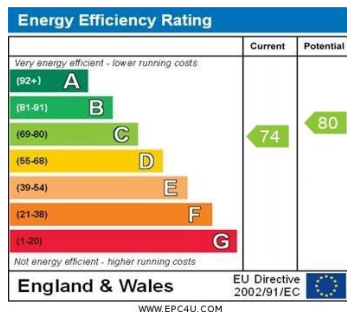




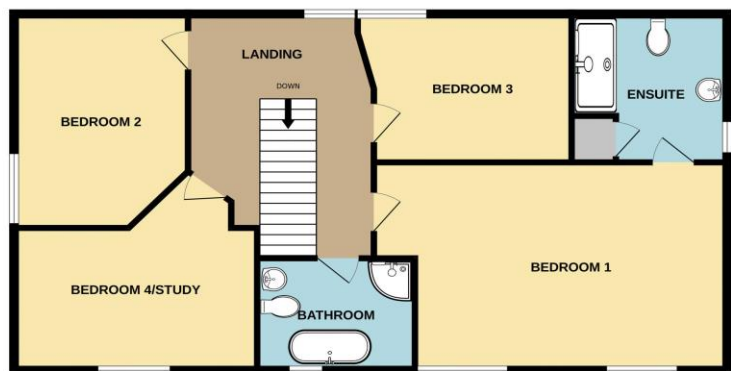




## GROUND FLOOR



## 1ST FLOOR



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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