





£530,000

To View:

Holland & Odam
3 Farm Road, Street
Somerset, BA16 0BJ
01458 841411
street@hollandandodam.co.uk

-  4
-  2
-  2
- Energy Rating **E**

Council Tax Band **E**



Services
Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

Directions

From Street take the A39 towards Taunton. Pass the church in the village of Walton and after c.300 yards the property can be found on the left hand side with a for sale board displayed. We would suggest reversing into the driveway.

Description

A detached barn conversion dating back to 1887 and converted in 1982 with only two owners since. The property is packed with character and offers well maintained and very generous accommodation with two large reception rooms and four bedrooms. A particular point of interest is the lovely garden to the rear with a southerly aspect and extending to 280' (85.5 m) .

The front door opens into an entrance porch with cloakroom off. The quarry tiled floors continue into the dining room which enjoys a double aspect with one door leading up to the sitting room, the real show stopper of this property. The vaulted ceiling with wood panelling and exposed A frames give a tremendous airiness to this room on top of enjoying a triple aspect with views down through the garden and access onto the patio via sliding doors. There are two feature curved recesses within this room and an impressive fireplace with woodburning stove inset (installed in 2019).

The other door from the dining room takes you into the stylish kitchen with beamed ceiling and also enjoying a double aspect. A Belling range-style cooker is fitted with gas hob and electric ovens as well as a dishwasher and a fridge and there is also the benefit of under unit lighting. Next to the kitchen is a utility room with external doors to both sides of the property and a connecting door to the double garage/workshop with power and light, workbench and extensive shelving. Stairs run up from the utility room to two double bedrooms (both with fitted wardrobes) and a shower room. Ideal for older children wanting more independence or as a visitor area there are two further bedrooms (both with fitted storage) and a well appointed bathroom reached from a stone staircase in the sitting room. This is currently used as a suite by the current owners. On this landing there is a useful walk-in airing cupboard with gas fired Vaillant boiler supplying central heating and hot water.

Location

Main Street is a central location within the small and popular village of Walton which adjoins the western edge of Street in mid-Somerset. Local amenities including a Church, highly regarded Primary School, village hall and an excellent eating pub, The Royal Oak. The thriving centre of Street is 1 mile and offers more comprehensive facilities including both indoor and open air swimming pools, Strode Theatre and the complex of factory shopping outlets in Clarks Village. The historic town of Glastonbury is 3 miles and the Cathedral City of Wells 9 miles. The nearest M5 motorway interchange at Dunball, Bridgwater, (Junction 23) is 11 miles, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

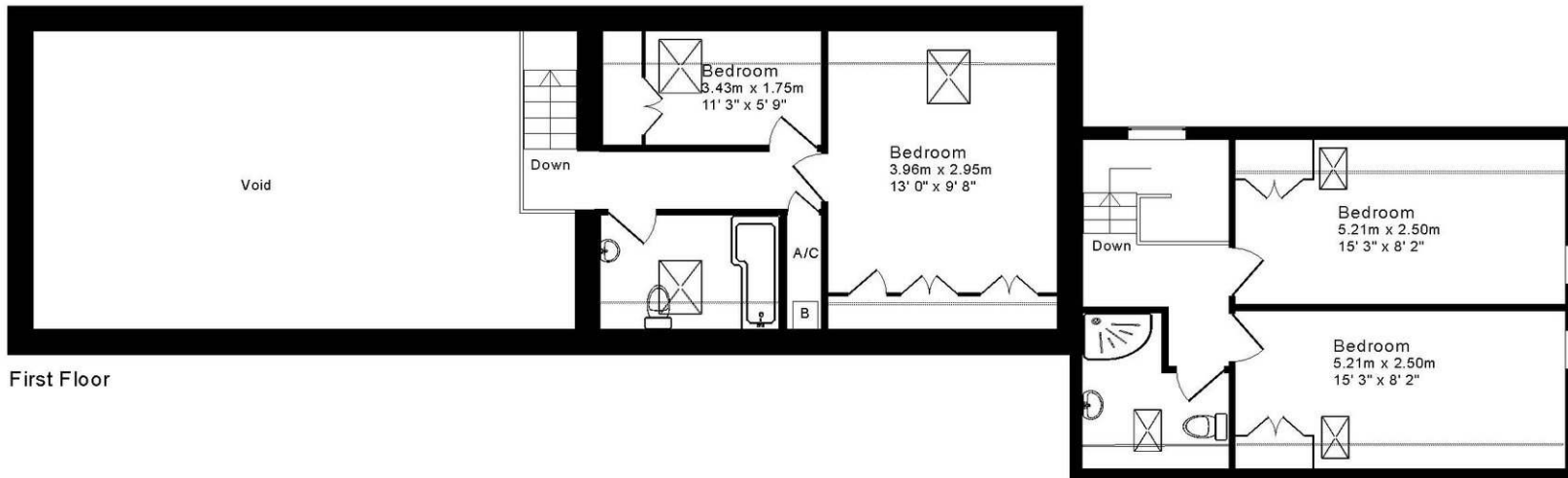




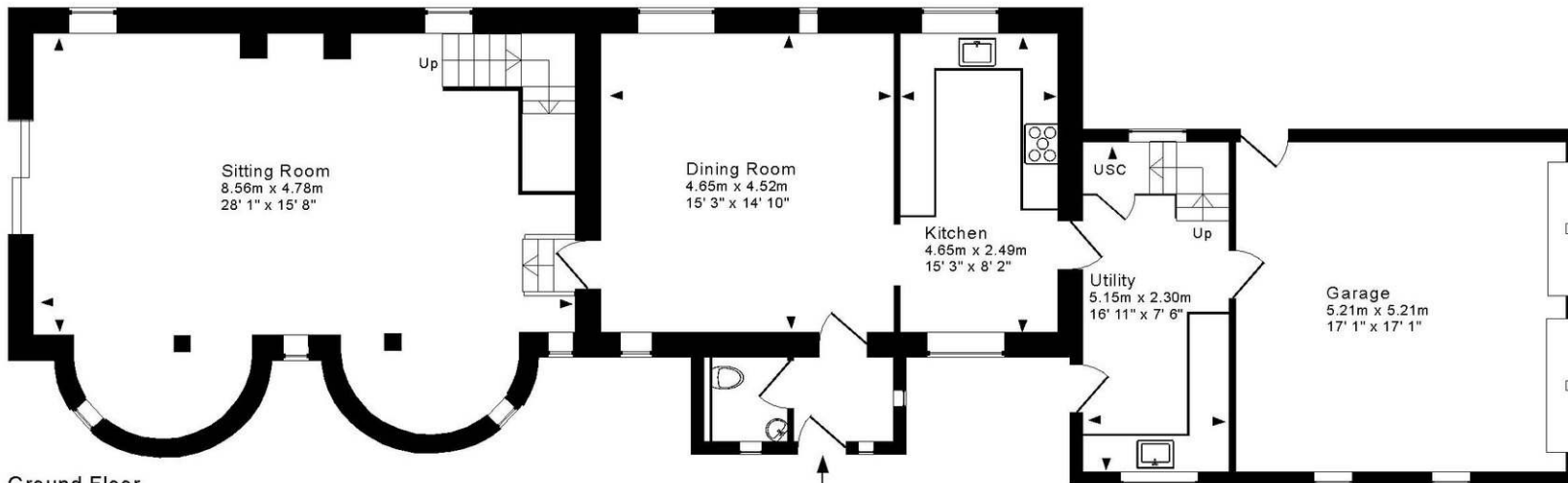
To the front of the property there is a gravelled driveway with hard standing for 4 cars and also giving access to the double garage. Gated access to both sides of the barn. The west side has a log store, wooden shed and covered store with a further gate leading to an area with greenhouse. On the east side there is a gravelled path leading to the front door with the garden mainly lying to the south. A large patio with sun awning provides a useful area for outdoor furniture and to enjoy the view into the garden. The first area of garden has well stocked flower beds to either side with a number of perennials and shrubs with a summer house and attached tool shed. The second area of garden is less formal with a number of apple (eating and cooking) and plum trees as well as a vegetable garden and soft fruit area. Outside water taps to both sides of the property. The total plot extends to c.0.38 acres.

- Exceptionally well presented and maintained throughout
- Wonderful living space with two interconnecting reception rooms
- Considerable upgrading to the property since our clients purchase in 2011 including replacement windows and external doors, replacement gas fired boiler and radiators and new consumer unit
- The original barn was re-roofed in 2013
- Kitchen with granite work surfaces re-fitted in 2015 with both bathrooms and cloakrooms replaced in 2012
- All 4 bedrooms enjoy fitted wardrobes and storage
- Double garage and ample parking to the front
- Long, south-facing garden to the rear with summerhouse and greenhouse and extending to 280' (85.5m). Total plot c.0.38 acres





First Floor



Ground Floor

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