







Guide Price £485,000

To View:

Holland & Odam  
3, Farm Road, Street, Somerset

BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy  
Rating **E**

Council Tax Band F

**Services**

Mains electricity, water and drainage. Oil fired central heating system.

**Local Authority**

Sedgmoor District Council  
0300 3038588  
sedgmoor.gov.uk

**Tenure**

Freehold





## Directions

From Street proceed along the A39 towards Bridgwater and the M5 (Junction 23). Pass through the village of Walton and continue until you reach the Pipers Inn. Turn left onto the A361 towards Taunton and follow this road through Pedwell and into Greinton. Turn left onto a private driveway, just after the Village Hall on your right and before the Church. Continue passed Owl Barn on your left, through large timber gates straight ahead, Weathervane Barn is on your left hand side.

## Description

Built of Blue Lias under a slate tiled roof the barn is full of character with excellent quality solid oak joinery to include exposed beams and trusses throughout the entire property, a beautiful staircase, double glazed casement windows and french doors, matching internal ledge and brace doors and floor coverings throughout, aside from the bedrooms which are carpeted, also part exposed red brick walls internally add interest.

Charming from start to finish, enter through a bespoke oak entrance door and into a spacious hall fitted with attractive half wall wood panelling which continues into the cloakroom, fitted with a WC and wash basin with cupboard beneath. Doors lead off to the kitchen, reception rooms and a useful coats cupboard, a low cupboard houses the consumer unit. The kitchen/breakfast room is fitted with ivory traditional style base and wall units with oak worktops, ceramic double sink, integrated appliances include a tall fridge/freezer, dishwasher and space for an electric range cooker. Leading off from the dining area French doors open out onto a west facing terrace. A utility room is fitted with a stainless-steel sink unit, matching kitchen units, space for a washing machine and tumble dryer and a Grant oil fired boiler. The dining room, currently used as a second sitting/reading room has a useful under-stair cupboard and an opening continues into a light and spacious sitting room featuring a wood burner and two sets of French doors at the side and front giving access into the garden.

On the first-floor high vaulted ceilings give a tremendous feeling of space. The landing has two Velux roof lights, large airing cupboard and doors off to three good sized double bedrooms and a family bathroom. The master bedroom has a dual aspect, built in wardrobes and an ensuite shower room. Completing the accommodation is the family bathroom fitted with a stylish white suite with panelled bath and separate shower enclosure.

## Location

Greinton is a small village situated five miles to the west of Street, in the lee of the Polden Hills and on the edge of the Somerset levels: and conveniently located between Wells and Taunton. It offers good access to countryside walks, local nature reserves, and a wide variety of interesting flora and fauna. The villages of High Ham and Ashcott provide popular primary schools and Ashcott offers a village stores, butchers, a village hall and several pubs. Street is the nearest town and provides an excellent shopping centre, Crispin Secondary School, Strode Sixth Form College and Strode Theatre, an indoor and open air swimming pool and a choice of pubs and restaurants. The M5 motorway Junction 23 is 8 miles and the A303 Podimore Junction is 15 miles.







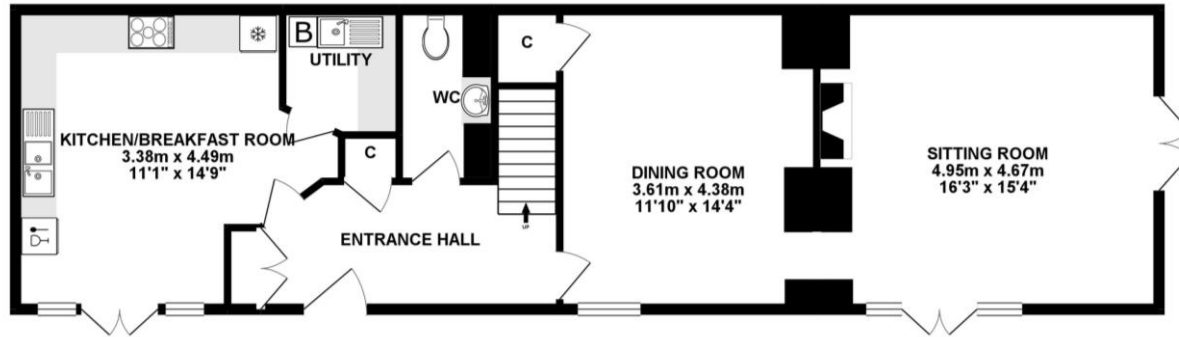
This delightful and beautifully kept walled garden has a desirable south and west aspect with terrace and seating areas to make the most of the moving sun throughout the day. Large timber gates open onto a gravel drive alongside which is a timber shed with power, light and lean-to wood store. A flagstone path flanked with shaped box hedging leads to the entrance door and continues around the property. The garden lies to front and side and comprises a lawn edged with generously stocked shrub borders and mature trees to include a fig tree, magnolia, eucalyptus and a silver birch. At the side a private south facing terrace is complete with a summerhouse. Discreetly hidden yet easily accessible behind fencing is the oil tank. There is also an outside tap and power points.



- Charming barn conversion that must be viewed to be appreciated
- Full of character and beautifully presented throughout
- Light and spacious and benefitting from two reception rooms
- Stunning kitchen/breakfast room opening onto a terrace
- Three double bedrooms including a master bedroom with ensuite
- Family bathroom, utility room and cloakroom
- Delightful south and west facing walled garden
- Ample driveway parking

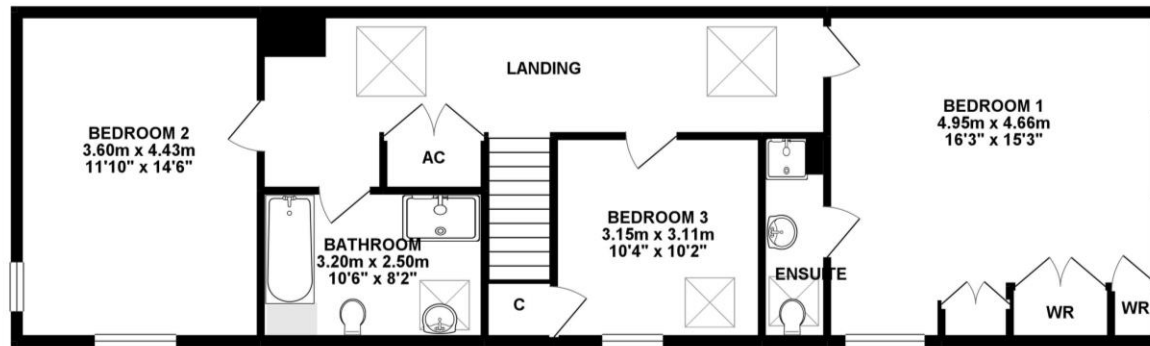


GROUND FLOOR 87.19 sq. m.  
( 938.48 sq. ft. )



TOTAL FLOOR AREA : 87.19 sq. m. ( 938.48 sq. ft. ) approx.

1ST FLOOR 84.77 sq. m.  
( 912.46 sq. ft. )



TOTAL FLOOR AREA : 84.77 sq. m. ( 912.46 sq. ft. ) 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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