



GIBBINS RICHARDS 
Making home moves happen

Jamara Barn, Church Road, Fiddington, Nr. Bridgwater TA5 1JQ
£595,000

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A stunning barn conversion located in an idyllic position with generous gardens amounting to approximately 1/3 acre. Versatile accommodation includes; reception hall, cloakroom, superb sitting room, dining room/kitchen/breakfast room, three double bedrooms, shower room, en-suite bathroom, mezzanine level. Extensive parking, double garage, office/studio, beautiful gardens. Semi-rural location.

Tenure: Freehold / Energy Rating: C / Council Tax Band: F

Jamara Barn was converted in 2000 and provides beautifully maintained spacious and versatile accommodation which must be viewed internally to be fully appreciated. The property is located in an idyllic location bordering farm land and being adjacent to historic church. Fiddington is a sought after village which is located approximately seven miles to the west of Bridgwater itself. The attractive Quantock village of Nether Stowey is approximately two and a half miles distant and boasts a number of day to day amenities.

- SUPERB CONVERTED BARN
- IDYLIC LOCATION
- TWO RECEPTIONS
- THREE DOUBLE BEDROOMS
- BATHROOM / SEPARATE SHOWER ROOM
- EXTENSIVE GARDENS
- AMPLE PARKING / DOUBLE GARAGE
- OFFICE / OUTBUILDING
- OIL CENTRAL HEATING / OWNED SOLAR PANELS
- [what3words.com/firm.upcoming.unheated](https://www.what3words.com/firm.upcoming.unheated)





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| | |
|------------------------|---|
| Reception Hall | WC and wash hand basin. |
| Cloakroom | 28' 2" x 17' 2" (8.58m x 5.23m) Superb room with a high warm ceiling, wood burning stove, French doors to garden. |
| Sitting Room | 15' 3" x 12' 3" (4.64m x 3.73m) |
| Dining Section | 15' 8" x 11' 8" (4.77m x 3.55m) incorporating built-in oven and hob, dishwasher unit. Access to garden. |
| Kitchen/Breakfast Room | |
| Inner Hall | |
| Master Bedroom | 15' 8" x 10' 10" (4.77m x 3.30m) Fitted wardrobes, access to garden. |
| En-Suite Bathroom | 8' 0" x 7' 5" (2.44m x 2.26m) |
| Bedroom 2 | 18' 0" x 12' 10" (5.48m x 3.91m) reducing to 9' (2.74m) with mezzanine level, built-in wardrobes, large eaves storage space with 'Jack and Jill' shower room. |
| Shower Room | 8' 2" x 8' 2" (2.49m x 2.49m) Double shower enclosure. |
| Bedroom 3 | 13' 5" x 10' 10" (4.09m x 3.30m) |
| Utility/Boiler Room | 9' 8" x 8' 0" (2.94m x 2.44m) |
| Outside | The property is approached via a shared driveway and twin five bar gate into an independent driveway leading to an extensive driveway. Double garage. Office/Studio Room - 13' 0" x 10' 0" (3.96m x 3.05m) with cloakroom. The gardens are a most attractive feature of the property which are contained on three sides with formal lawn areas, mature shrubs and plants. Gravel/seating entertainment area, large sun patio, vegetable/allotment garden containing an abundance of fruit trees and raised vegetable beds. Greenhouse. Part of the garden abuts farmland. |



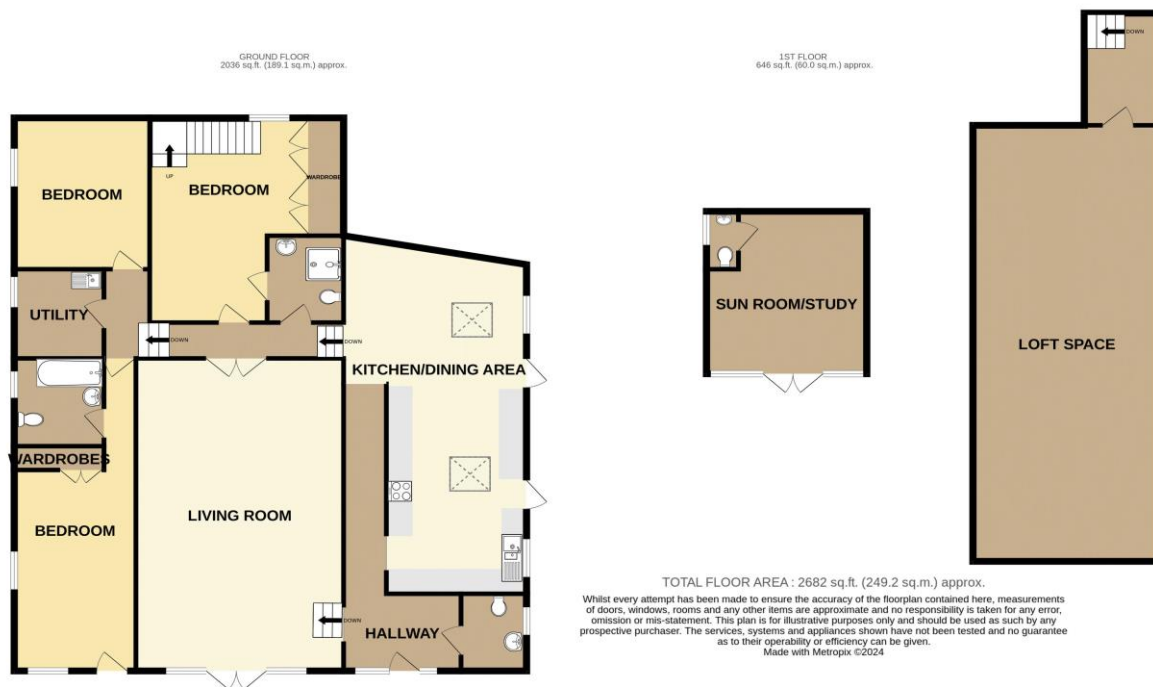
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.
Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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