



ENGLISH HOMES

Dairy House Barn, Stathe,
Somerset, TA7 0JL

English Homes are delighted to be marketing this rural property which has elevated views. Don't just drive by this property, appearances can be deceiving. This is a spacious family property which has been extended by the current owners and has versatile accommodation depending on family size, with particular mention to the most delightful kitchen/dining/family room which takes full advantage of the views over the garden. The garden extends to just over an acre and opens up to elevated country views to the rear and has a small orchard with numerous sheds & summer houses. There is also ancillary accommodation over the car port which has previously been used as a successful AirBnB. Internal viewing is a must to appreciate the character & location of the property.

Guide Price £750,000 Freehold



Accommodation:

Opaque uPVC double glazed door giving access to:

Hallway:

Radiator, tiled flooring, loft hatch access, thermostat control, doors leading off to:

Bedroom Four / Study: 9' 0" x 7' 5" (2.74m x 2.27m)

Front aspect uPVC double glazed window, radiator.

Bedroom Three: 12' 5" x 8' 8" (3.78m x 2.65m)

Front aspect uPVC double glazed window, radiator.

Bedroom Two: 12' 2" x 10' 8" (3.70m x 3.26m)

Side aspect uPVC double glazed window, radiator, wall mounted reading lights.

Bathroom:

Kidney shaped bath with side panel, mixer taps, shower over, shower screen, pedestal wash hand basin with mixer taps, low level dual flush toilet,

tiled to full height, heated towel rail, tiled flooring, spot lights, velux window, extractor fan.

Bedroom One: 14' 5" x 11' 4" (4.39m x 3.45m)

Minimum measurements, not into door recess. Rear aspect uPVC double glazed window, electric panel heater, wall mounted lights, archway through to:

Dressing Room: 11' 4" x 5' 1" (3.45m x 1.54m)

Two double wardrobes, two single wardrobes, vanity area, door leading through to:

Ensuite:

Side aspect double glazed window, double shower cubicle, low level toilet with concealed system, vanity wash hand basin with mixer taps, splashbacks, karndean flooring, inset spotlights, extractor fan.

Kitchen/Breakfast Room 18' 0" x 9' 10" (5.48m x 3.00m)

1 1/2 bowl sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surface, tiled splashbacks, AEG induction hob, electric oven and grill, extractor fan and light over, breakfast bar with downlighters, inset spotlights, space for fridge, laminate flooring, this opens through to:

Dining / Family Room: 23' 1" x 11' 8" (7.03m x 3.55m)

Rear aspect uPVC double glazed window, trifold doors leading to the rear garden, two Velux windows, laminate flooring, radiator, trifold doors through to the living room, wall mounted lights.

Utility: 8' 8" x 8' 0" (2.63m x 2.43m)

uPVC double glazed door to the rear garden, low level and wall mounted kitchen units, wooden work surface, belfast sink with mixer taps, space and plumbing for washing machine, space for tumble dryer, tiled splashbacks, laminate flooring, concealed oil-fired boiler.

Living Room: 18' 2" x 13' 9" (5.54m x 4.19m)

Front aspect uPVC double glazed window, radiator, laminate flooring, multi fuel burner with tiled hearth, wood mantle and attractive brick surround, glass panel door leading back through to hallway.

Outside:

Front:

There is a five bar gate leading to an extensive gravelled driveway, the garden is laid mainly to lawn with well stocked borders, hedgerow surround, directly to the front of the property is a pergola with attractive wisteria. There is a graveled area providing off road parking for numerous vehicles.

Summer House: 12' 1" x 8' 0" (3.68m x 2.45m)

Rear:

Directly to the rear of the property is a decking area ideal for afternoon tea, there is a gravelled



garden with pine trees and side lawn area, this leads to:

Workshop: 15' 7" x 15' 6" (4.75m x 4.73m)
Power and lighting, storage space above.

Carport: 22' 8" x 20' 1" (6.91m x 6.12m)
Power and lighting, stairs rising to:

Annexe:
With an elevated decking area taking full advantage of the countryside views surrounding, door leading through to:

Bedroom / Living Room / Kitchen: 16' 4" x 13' 4" (4.99m x 4.06m)
Maximum measure with restricted head height, Velux windows to front and rear giving views over surrounding countryside, under eaves storage space, power and lighting, tv points, wall mounted uplighters, storage cupboard.

Bathroom:

Velux window, vanity wash hand basin with mixer taps, low level dual flush toilet with concealed system, heated towel rail, double shower cubicle, inset spotlights, extractor fan.

Rear Garden:

There is an expansive lawned garden with a number of mature apple trees, surrounded by countryside with views to the rear over the Somerset levels and towards Burrow Mump. There is a natural hedge surround. To the side is a vegetable plot with raised beds and fence panels surround, screening this from the main garden.

Shed 1: 10' 2" x 8' 0" (3.10m x 2.44m)

Shed 2: 15' 11" x 9' 11" (4.85m x 3.01m)
Power and lighting.

Greenhouse: 12' 1" x 10' 0" (3.68m x 3.06m)
Wooden frame green house.



Services:

The property is connected to mains electricity and water. The property has LPG central heating and has a private drainage system (septic tank). Council Tax Band: E EPC: E.

Directions:

What3words:///poems.rewriting.eyeful

Amenities:

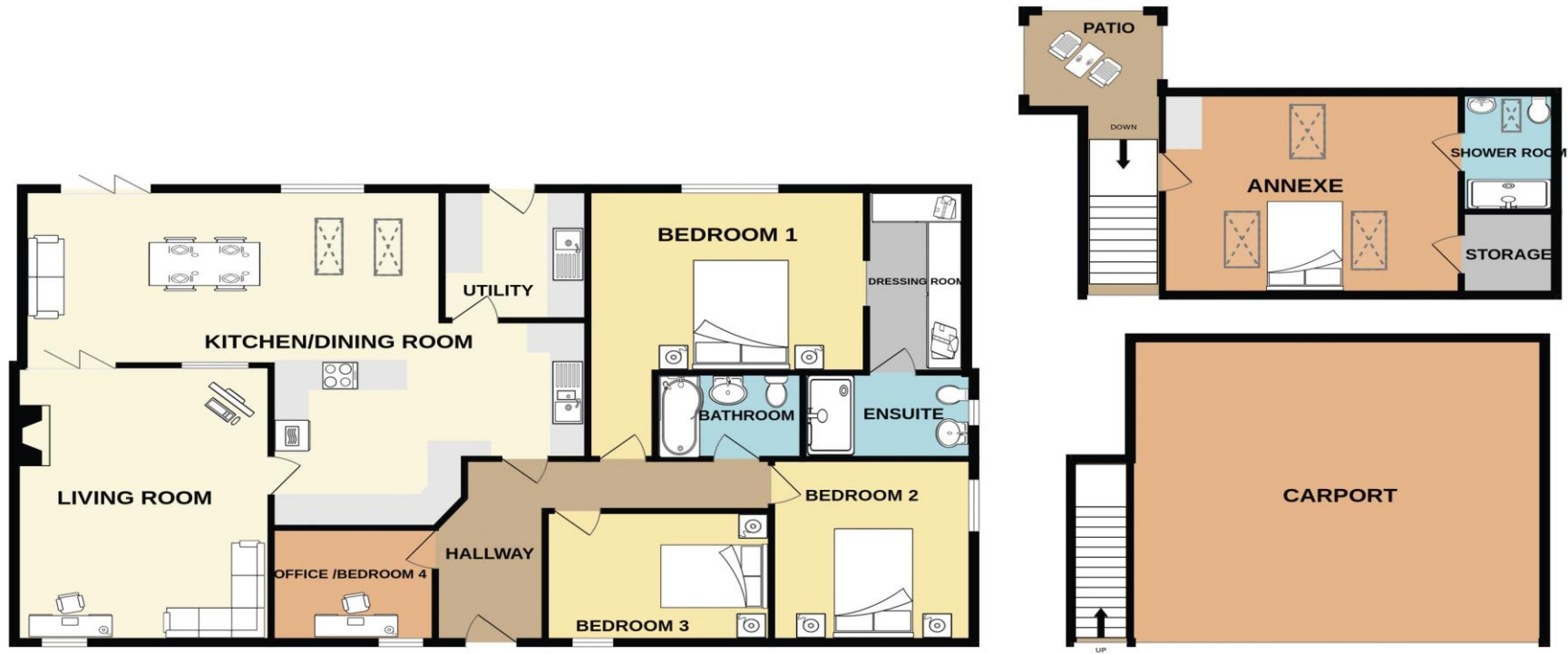
The small hamlet of Stathe is well placed for local amenities and is within a 15 minute drive of Taunton, Bridgwater and Langport, all providing a comprehensive range of facilities including mainline railway stations (Paddington & Bristol) and access to the national motorway network. The popular town of Yeovil lies less than 18 miles distance with mainline railway station to Waterloo and the south coast is within an hours drive. The near by village of Stoke St Gregory has a number of local amenities.

VIEWINGS BY APPOINTMENT:

Langport Office 01458 252530

sales@english-homes.co.uk Disclaimers:

Information is given in good faith, but may not be accurate. Compass points and measurements are for guidance only, especially L shaped rooms, attic rooms and land. Fixtures & fittings are not tested so may not work. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted. Broadband Speed: If you search Google for 'broadband speed postcode' you will find many sites which will guess the broadband speed of any postcode in UK. You will be quoted several different speeds which is why we do not make such claims.



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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	50





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