



**Littlefields Lane, Shepton Beauchamp, Somerset**

Offers In Excess Of  
**£700,000**  
Freehold

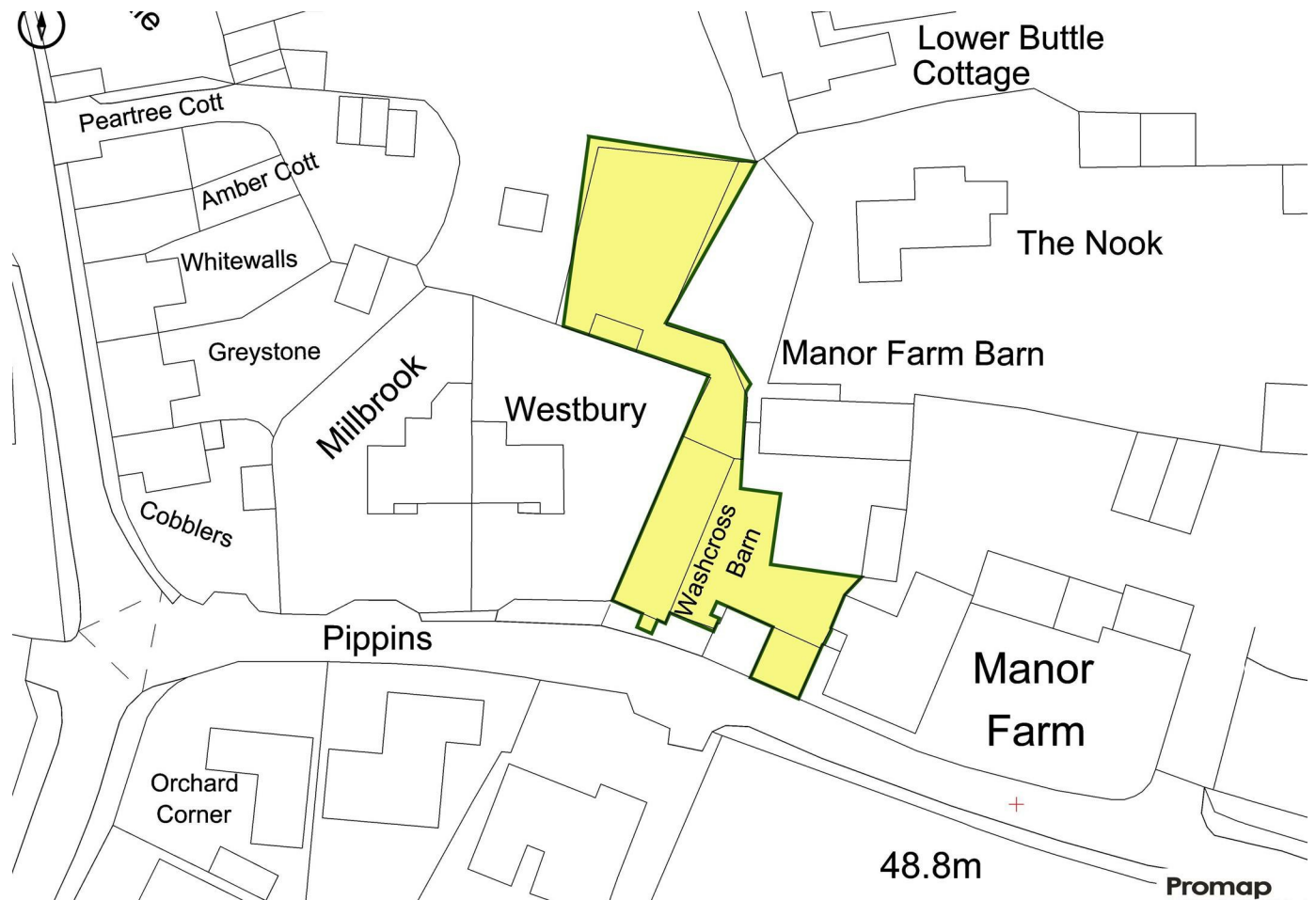
**Symonds  
& Sampson**  
ESTABLISHED 1858

Spacious and beautifully appointed, this versatile and characterful four bedroom barn conversion is set in a thriving and popular village. With large garage and private "secret" garden it has a great deal to offer.

**Littlefields Lane,  
Shepton Beauchamp,  
Somerset,  
TA19 0LA**

- Detached Barn Conversion
- Four Bedrooms including two with en suite facilities
  - Stunning open-plan dining / living / kitchen
    - Adjoining family room / snug
  - Separate sitting room with woodburner
  - Additional ground-floor shower room
    - Good size gardens
  - Spacious garage and parking
  - Beautifully appointed throughout

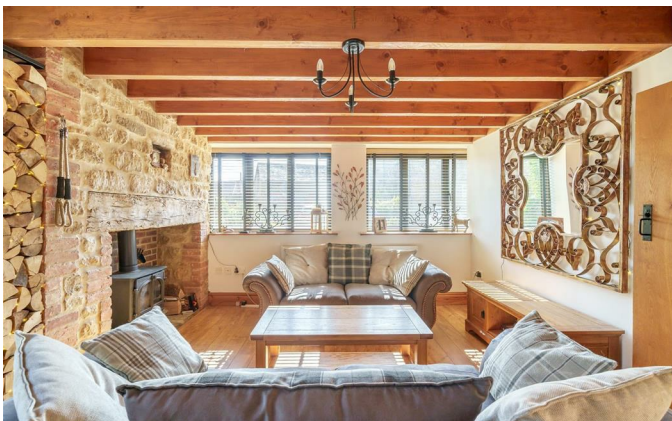
Viewing strictly by appointment  
Symonds & Sampson  
01460 200790





### The Property

Originally converted in 2007, this well appointed barn conversion has been the subject of much recent improvement and alteration by the current owners. In a tucked away position and yet within easy reach of the village facilities it sits in a sheltered courtyard setting with just one other similar property. Constructed of the mellow local stone under a tiled roof, the layout has been altered to create an impressive vaulted open-plan living area with galleried landing, with huge floor to ceiling windows making the most of all the available light. Further alterations to the ground floor have created a versatile family room / snug area with adjoining ground floor wet room which although currently open plan to the living space offers potential for single level living for a dependent relative if required. Of particular note are the stunning shower rooms and bathroom which have all been recently replaced, and the added bonus of a guest suite / second en suite bedroom on the first floor perfect for visiting friends and family, or older children.



The front door with full length glazed side panels for extra light, opens into the main open-plan living space, but this useful entrance area has plenty of space in its own right for a bench on which to perch, and furniture such as a dresser or armoire for storage of coats etc. An open screen creates a visual division between this and the family room / snug to one side. There are two aluminium double glazed windows to the south side. All of the windows were replaced to tie in more sympathetically with the modern industrial style of the barn. To one corner is a feature stone fireplace (not in use) and exposed stone walls and beams add further character.

Adjoining this room, a good size downstairs shower-room gives you a ground floor set of facilities. It has been beautifully refurbished with contemporary suite and fossilised wood effect tiles, and sleek black units including concealed cistern WC, and wall hung vanity wash hand basin with LED mirror. The walk in low-profile shower area is fitted with dual head controls / rain shower fitting. There is also underfloor heating in this room.

From the hall area, the room is completely open plan into a vast and sociable dining / living and kitchen area naturally lit by the expanse of double glazed full length windows on the east side, and with a multitude of possibilities for layout of your furniture. Currently, the room is more than ample for even the largest of dining tables. The galleried landing can be seen above, accessed via the attractive oak staircase. Underneath, lovely oak latch doors open to understairs storage and a useful utility cupboard with space for washing machine and tumble dryer. The underfloor heating continues throughout the dining / living area and into the kitchen.

Obtaining plenty of natural light from the open-plan living space, the kitchen also has its own window overlooking the front. It has slate tiled flooring for a practical but rustic feel and it is fitted with a range of quality units with black granite worktops over incorporating one and half bowl single drainer black composite sink. A feature chimney breast with oak feature lintel and chalkboard sides houses

space for an electric range. There is also space within the units for a dishwasher and large fridge freezer with fitted water point should you require. Integrated appliances include a microwave and coffee machine.

Double oak latch doors lead through to a completely separate and more formal sitting room, with stone and brick fireplace housing a woodburning stove. The oak effect flooring extends through into this room and double doors open onto the garden.

On the first floor, the impressive galleried landing acts can comfortably be used as a reading nook with room for comfy chair and bookshelves. Oak latch doors open to all rooms with a sizeable guest suite on the south side. Again, the en suite has been attractively updated with contemporary suite including stylish textured wood effect units including concealed cistern WC, vanity wash hand basin with surrounding storage and spacious low profile shower with dual head controls and display recess. Finished with black





sliding shower doors and a grey towel radiator it has a modern luxurious feel.

The optional master bedroom is located at the opposite end of the landing and is a dual aspect room with a walk-in dressing room / wardrobe area and further stylish en suite shower room including sun tube for natural light from above. The family bathroom has been refitted in a complementary modern style, also with sun tube. There is recessed LED lighting (as have all the other shower / bathrooms) and includes a contemporary double ended bath with central waterfall tap and shower handset. The third bedroom is another good double room and bedroom four is a single room perfect for bunk beds or to use as first floor study.

#### Outside

To the front of the property there is shared access into the courtyard through the gates leading onto a large section of hardstanding / driveway owned by this property which

provides ample parking and access to the attached garage to one corner. Although the garage has a single garage door it is much larger than average, with an additional side pedestrian door, power and light connected. There is also an EV charging point to the front. The neighbouring property has a right of way over part of the driveway area to reach their own parking.

A gateway leads around to the side of the property, also accessed from the sitting room french doors. Here you'll find an enclosed and private courtyard area which the current owners use for entertaining with ample room to relax, dine and BBQ if you so wish. Items in the garden such as the freestanding pergola and storage units which all match the low-maintenance composite cladding, may be available by separate negotiation should a buyer be interested. To one corner is an external oil fired boiler which has recently been replaced with a more efficient model. From the courtyard a paved path with adjoining rockery bed leads through to a secret garden beyond. Surprisingly large and enjoying a

great deal of privacy considering the village centre location, this large lawned space includes a mature Walnut tree, summerhouse and decking.

#### Situation

Shepton Beauchamp is a good size village of just over 300 properties with a good sense of community and some lovely local facilities including village café with small shop, popular village pub, parish church, small primary school and pre-school, as well as toddler group. There is also a recreation ground. The village is located within a mile of Barrington, with its well-known National Trust property Barrington Court and has a multitude of local footpaths across the countryside. The pretty market town of Ilminster lies approximately 4 miles to the south-west with its super range of facilities independent shops, supermarket and health centre. Likewise, South Petherton lies within c.2 miles to the east. Shepton Beauchamp itself enjoys a peaceful position away from main roads, but still within easy driving distance of the A303 and A358.

Tenure  
Freehold

### Services

Mains electricity, water and drainage are connected. Oil fired central heating via external boiler replaced 2023.

Superfast broadband is available. Mobile signal is available for Voice and Data from 3 out of 4 of the major providers. Vodafone may not provide data signal. Information from Ofcom.org.uk.

### Council Tax Band

Band F - Somerset Council

### Property Information

Various alterations have been made for which planning permissions have been obtained, please ask us for further details. Please also refer to the title register which can be provided for information on restrictive covenants.

Various items both internally and externally may be available to a prospective purchaser by separate negotiation and these can be discussed during viewings.

The adjacent neighbours at the rear of the property (to the western boundary) intends to make changes to the frontage of their property (not visible from Washcross Barn) including creation of further parking and erection of an outbuilding / store under permitted development rules. More information will be available in due course.

A strip of the driveway access is covered by an indemnity policy.

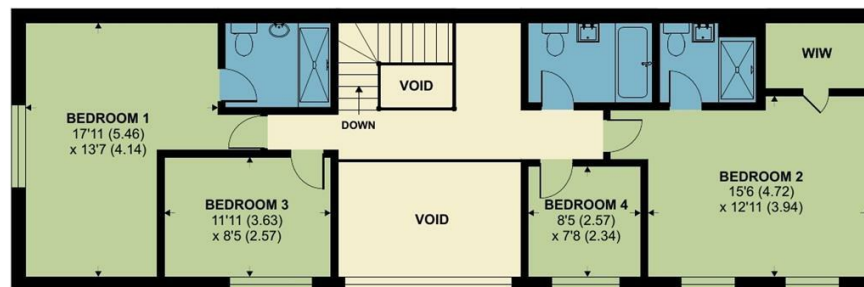
## Shepton Beauchamp, Ilminster

Approximate Area = 2039 sq ft / 189.4 sq m (excludes void)

Garage = 299 sq ft / 27.8 sq m

Total = 2338 sq ft / 217.2 sq m

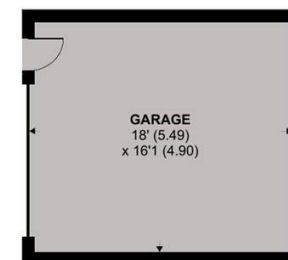
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1018736



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 72                      | 79        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

ILM/KJS/16/02/2024

### Directions

From the south, proceed into Shepton Beauchamp along Silver Street, passing Silver Springs on the left and turn into Littlefields Lane / Washcross on your right. Proceed down the lane and turn left into the courtyard and the property is on your left.

Symonds  
& Sampson

ESTABLISHED 1858

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