



**Lobbs Lane, Barrington, Ilminster, Somerset**

Offers In Excess Of  
**£650,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

Immersed in the sights and sounds of the countryside, within your own private woodland style gardens you'll feel "on top of the world" at this beautiful and spacious bungalow with views as far as the eye can see.

**Lobbs Lane  
Barrington,  
Ilminster,  
Somerset,  
TA19 0JD**

- Set in private grounds of just over an acre
  - Elevated position with stunning views
    - No-through lane position
  - One of our most sought-after villages
    - Spacious and well-presented
- Stunning multi-purpose garden / living room with vaulted ceiling
  - Sitting Room with woodburning stove
- Sociable kitchen / dining room opening onto large patio
- Three double bedrooms including master with en suite
  - Double garage and ample parking

Viewing strictly by appointment  
Symonds & Sampson  
01460 200790





### The Property

Set within its own private grounds including woodland, lawned level garden and extensive patios for entertaining this beautiful single-storey property has reputedly some of the best views in the village. Looking down across the village over the pretty church tower to the sweeping south-somerset countryside beyond you feel completely tucked away and immersed in the sound of bird-song, flora and visiting fauna. Having been extensively improved and extended it offer surprisingly light and airy accommodation with all rooms having lovely proportions. In particular the stunning open vaulted garden / living room on the south-west side of the property is a fabulous space opening onto the level, lawned garden and providing that extra versatile living space that all the family can enjoy.

On a day to day basis, you enter the property from the rear into a really convenient boot room / utility area with useful second sink unit and white gloss fitted units and space to hang coats. To one side is a built-in boiler cupboard and further utility cupboard with space for washing machine with tumble dryer over. There is also a cloakroom, perfect if you're popping in from the garden.



The principal rooms all enjoy at least a dual aspect, making the most of the available natural light, and the spacious kitchen / dining room is no exception. French doors make the most of the wonderful views and allow you to spill out onto the generous patio areas that extend across the front of the property. The kitchen area is fitted with a range of light shaker style units with work surfaces over incorporating one and a half bowl ceramic sink, gas hob, double electric oven, fridge freezer and dishwasher. There's plenty of room for a large dining table and the position of the kitchen really makes it feel like the heart of the home.

Beyond the kitchen is a bright and spacious sitting room with woodburning stove, and in turn this leads through to an impressive triple-aspect garden room. Whether used for relaxation, entertaining or an extra dining space in the summer months its a generous and flexible space with a real "wow factor". There is optional electric underfloor heating although the vendors have said it barely needs it when the woodburner is lit and the rooms are open to each other.

To the east side of the property is a separate bedroom "wing". The master bedroom has the benefit of built-in storage and wardrobes, and a well-appointed en suite shower room in a modern monochrome style including spacious shower. There are two further good size double bedrooms, a particularly roomy second bedroom with built-in double wardrobe and another double at the rear with even more storage by way of two double built-in wardrobes. The large, luxurious family bathroom includes an attractive deco style suite with period fittings, timeless tiling in a neutral stone-effect and generous separate shower cubicle as well as bath with shower handset. Both the family bathroom and en suite have chrome ladder style towel radiators.

#### Outside

The property is set within it's own grounds of 1.079 acres (0.44 hectares) with a long sweeping driveway extending from the no-through lane up to a large level parking area in front of the detached double garage to the east side of the

property. The neighbouring property has a right of way over the first, lower section of the drive to reach their own private driveway. The majority of the garden is on the south side of the bungalow, and consists of sloping woodland gardens with native trees, rhododendrons, shrubs and ferns which the vendors find for the most part, tend to look after themselves. A haven for wildlife, the vendors have loved the tranquil nature of the surroundings and glimpses of visiting wildlife. To the west of the property is a lawned, level garden and this extends around to the front of the property where there are substantial patio areas making the most of the beautiful outlook across the village and surrounding countryside.

There is a log store to the side of the garage with tiled roof, and the oil storage tank.

#### Situation

Barrington is one of South Somerset's most attractive conservation villages and boasts an enviable position with





easy access to excellent road links via the A303 and A358 and yet does not lie on a main road itself. The renowned National Trust property Barrington Court lies at one end of the village and is much more than somewhere to visit. There is a range of artisan workshops, second hand bookstore, café / restaurant, gift shop and lots of lovely spaces to enjoy the peace and quiet over a picnic perhaps. There is a super network of public footpaths criss-crossing the estate and village, excellent for dog-walking.

The Barrington Boar is a very well-respected pub with rooms and excellent food and is just a short walk from the property. There is a thriving community spirit at Barrington with lots of things to get involved with should you wish. The village hall is very much a hub for activities and events, which include Community Coffee mornings, a Local Produce Market, Gardening club, Choral society, Amateur dramatics group (The Barrington Players), Pilates, Zumba and Yoga, Historical dance, Table Tennis and Bridge. There really is something for everyone.

#### Services

Mains electricity, water and drainage are connected. LPG gas for hob in kitchen. Oil fired central heating. Ultrafast broadband is available. Mobile signal is available from all four major providers outdoors. Indoors, signal is available from EE and O2. Information from Ofcom.org.uk

#### Tenure

Freehold

#### Council Tax

Somerset Council - Band E

#### Property Information

The recently completed patio areas to the front of the property are not yet enclosed by any barrier.

## Directions

From the centre of Barrington, pass the Barrington Boar public house on your right, heading west through the main street. Just past the church turn immediate left into Cope Shute Lane / Lobbs Lane and proceed up the hill. The entrance to the driveway for The Quarry can be found on the left hand side with a name plaque on the bank. For viewings, proceed up to the top of the driveway.

## Barrington, Ilminster

Approximate Area = 1605 sq ft / 149.1 sq m

Garage = 307 sq ft / 28.5 sq m

Total = 1912 sq ft / 177.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

ILM/KJS/29/02/2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Symonds & Sampson. REF: 1095430



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