



Barrington, Ilminster

Guide Price
£650,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Whether you're looking for a bolthole or a flexible family home, this beautiful barn conversion with its gorgeous garden and double garage has plenty of character, space and versatility and sits in the heart of one of our most sought-after villages.
Offered for sale with no onward chain.

Barrington, Ilminster, TA19 0JE

- Detached barn conversion with character
- Set in one of our prettiest and most sought-after villages
- Close to NT Barrington Court and surrounding countryside
- Options for multi-generational living or working from home
 - Four bedrooms, two reception rooms
 - Flexible living space over several levels
- First floor master suite with dressing room and spacious en suite bathroom
 - Attractive well-tended gardens
 - Double garage and driveway parking
 - Offered for sale with no onward chain

Viewing strictly by appointment
Symonds & Sampson
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The Property

Set in the heart of this pretty village, this beautifully presented property lies within easy reach of the local facilities, NT Barrington Court and the lovely countryside surrounding it, with a criss-cross of rural walks on your doorstep.

As a barn conversion, it gives you that perfect blend of modern convenience with character features, and the unusual flexibility of the layout over differing levels will make it appeal to buyers who need more than the usual versatility of rooms. From the front it may look as if it is all on one level, however the later conversion of the attic space into generously proportioned rooms and the two separate staircases will give you the option of future-proofing your move with ground floor or two-storey living. The first floor master suite, could equally be used as room for visiting guests or older children who need their own space. Those buyers who are looking to pool finances and go for multi-generational living with relatives, will also appreciate the flexibility to do so.

The property is accessed from the driveway at the rear through a generous tiled storm porch / veranda to the bespoke oak stable door opening through into the hall. Practical and hard-wearing glazed terracotta tiles flow through to the majority of the lower ground floor, and there is space to hang coats. To one side a generous cloakroom with WC and wash hand basin doubles as a utility area, with space for your washing machine and tumble dryer over. It also houses the Grant oil-fired central heating boiler installed in 2022 along with an upgraded heating system.



Beyond the hall is an attractive and sociable kitchen / breakfast room with cream shaker style fitted units comprising floor and wall mounted storage cupboards and drawers incorporating appliances including fridge freezer, wine cooler and dishwasher. There is space for a freestanding range cooker with cooker hood over. The solid wood worktops incorporate a white ceramic one and a half bowl sink and drainer unit with mixer tap. A further opening leads through to a generous L-shaped living space with ample room for a separate dining area to one side if you wish, and a cosier seating area around the brick fireplace which has a contemporary wood-burning stove for wonderful background heat and a cosy glow. Overhead are whitewashed original beams. The lovely thick original stone walls make for deep window recesses and the triple aspect windows bring in natural light from the east, south and the garden which is accessible via bifold doors. The first of two staircases leads up to one half of the first floor, and the terracotta floor flows through to a sunny inner hall with steps up to the upper ground floor on the west side of the property. Here, the second of the staircases lead up to a master suite on the first floor and further oak doors open to a useful cloaks cupboard. On this floor are three double bedrooms, two are currently used as studies / home-offices and one has French doors opening out onto the garden. Bedroom 2 and bedroom 4 also benefit from built-in cupboards. The adjacent family bathroom has a luxurious feel being finished in travertine stone tiles

with a contemporary white suite including ceramic basin, double ended bath with central shower handset and separate shower cubicle with mains shower. To one side is a tall chrome towel radiator.

First Floor 1

From the living / dining room the stairs rise up to a good size landing which also provides access to a large airing/storage cupboard and to the under eaves storage area. This well-proportioned room has the most wonderful views across the village to the countryside beyond from its large dormer window and is currently used as a first floor living room to make the most of the lovely outlook. That said, the vendors understand it was originally an en suite bedroom with the plumbing and drainage close at hand if a new owner wished to recreate an en suite bedroom in this space. With its own access and staircase it would be lovely for guests but it's equally a great first floor reception room with a range of bespoke shelving for built-in storage, perfect whether you choose to use it as a snug, family room or play room perhaps.

First Floor 2

The first floor space on the west side of the house is given over to a superb master bedroom suite. A Velux window lights the landing and this leads through to a spacious master bedroom with two further Velux windows allowing for views across the countryside. The room has

its own en suite dressing area with space for freestanding rails or room to have bespoke units fitted. There is further under eaves access for storage. Beyond is a generous and attractive en suite bathroom with the added advantage of both a freestanding clawfoot bath and separate shower cubicle with mains shower, pedestal wash hand basin and WC all naturally lit from a further Velux window to the rear.

Outside

The property is approached from the lane via timber 5-bar gate onto a good size gravelled driveway providing ample parking and access to the detached double garage. Of solid construction it has an up and over door, power and light connected, and both a side courtesy door and window at the rear. Adjoining the rear of the property the large covered porch / veranda leads to the front door, whilst there is a further raised patio with timber ballustrade access via the french doors from the rear ground floor bedroom. There are also two outside taps. The current vendors have created a beautiful garden, naturally evolving over their ownership into a well-stocked cottage-style garden with herbaceous borders, ornamental trees and shrubs such as Silver Birch and Prunus for all year round colour and structure, and clipped box topiary for a splash of formality. There's also a timber gazebo, the perfect spot from which to enjoy the garden and your favourite tippie. Much of the garden is underplanted with spring bulbs, whilst climbing





and rambling roses provide colour and scent along the boundaries. An ivy clad screen hides the oil-tank and storage area for your recycling. Beyond the double garage are raised beds, perfect if you like to grow your own.

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 M5/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, award winning restaurant/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, Gardening society, Choral society, Amateur dramatics

group (The Barrington Players), Pilates, Zumba and Yoga, Table Tennis and Bridge. There really is something for everyone.

The nearby town of Ilminster has a full range of facilities including a wide selection of small independent shops together with two supermarket chains, bars, cafes, post office, bank, doctors' surgeries, dentist and optician. It is a vibrant local community with an abundance of cultural and activity-based pursuits centered around the Theatre, Arts Centre, Church, Primary School, Tennis and Bowls Clubs and many other community groups. Ilminster has convenient access to the M5 junction 25 just 11 miles away, and the A303 which passes nearby. Crewkerne railway station, on the Waterloo – Exeter line is 7 miles and Taunton Station on the Exeter to Bristol and Paddington lines is 13 miles.

Services

Mains electricity, water and drainage are connected.

Broadband - Ultrafast fibre broadband supplied by BT is connected to the house. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker. <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Tenure
Freehold

Council Tax
Somerset Council Band F

Property Information

The property is located in a conservation area but is not Listed. The vendors are not aware of any planning applications which may affect the property. As it lies within a conservation area there are various historic applications locally which prospective buyers can view themselves by using the Somerset council planning portal on the following link <https://shared.xmap.cloud/?map=f7719ede-aa3f-4b98-9a50-533784c16da9>. Enter the property postcode and use the overlays on the left hand drop down box.

Flooding – the Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk> gives the flood risk of an area, not a specific property. The owners report there have been no issues for the property with flooding during their time in residence.

The property is offered for sale chain free.

Directions

From the east, proceed into the village of Barrington past the entrance to Barrington Court and through the village passing the Barrington Boar public house on your right and the pretty church on your left. As you proceed around the next bend turn right into Bakers Lane and immediately left into the driveway of this property.

Barrington, Ilminster

Approximate Area = 1835 sq ft / 170.5 sq m

Limited Use Area(s) = 181 sq ft / 16.8 sq m

Garage = 286 sq ft / 26.6 sq m

Total = 2302 sq ft / 213.9 sq m

For identification only - Not to scale



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

ILM/KJS/02/04/2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2023. Produced for Symonds & Sampson. REF: 1093677



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