

Symonds  
& Sampson



# The Barn

Water Street, Barrington, Ilminster, Somerset

# The Barn

Water Street  
Barrington  
Ilminster  
Somerset TA19 0JR

Unexpectedly available due to a breakdown in the chain - Set in a 0.30 acre plot within one of our most sought after villages, this stunning barn conversion offers a great sense of space and flexibility within its unique and sociable layout.



- Exceptional and unique barn in conversion set in 0.3 acres (0.12 hectares)
- Sought-after village location in conservation area close to NT Barrington Court
- Flexible layout over two floors including the option for single-level living
- Mediterranean style central courtyard accessible from principal rooms
- Beautifully landscaped cottage gardens, including cutting garden with greenhouse
  - Separate annexe / workshop / studio space
    - Double car port / store
- Solar PV panels on south and west elevations

Guide Price £855,000

Freehold

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## THE DWELLING

Whether you're a large family or enjoy hosting guests, this surprisingly spacious and extensively renovated barn conversion offers ample, yet cosy living areas with a flexible layout. Situated in a designated conservation area within one of South Somerset's most desirable villages, it's just a short walk from NT Barrington Court and its many advantages, including countryside trails. The property features a distinctive Mediterranean-style central courtyard accessible from all main ground floor rooms, while the beautifully landscaped gardens at the rear enjoy plenty of sunshine. A substantial driveway provides abundant off-road parking and leads to a spacious double carport with additional storage. For those seeking potential for an annexe or holiday rental, or requiring space for hobbies, there's a detached outbuilding currently serving as a workshop/studio with a kitchenette and shower room.

## ACCOMMODATION

A generously proportioned hallway leads into a versatile snug/library area featuring a pretty fireplace and exquisite porcelain floor tiles. Continuing beyond, there is an additional reception room that opens onto the central courtyard, perfect for use as a study or family room. Across the hall the ground floor bedroom suite is ideal for guests or a family member needing close care, with its own adjacent courtyard ideal for enjoying morning sun. This courtyard is shared with the sitting room, which boasts a charming vaulted ceiling, wood-burning stove and French terracotta floor tiles.

Moving past the inner hall with its cloakroom, you'll find a stunning garden room extension. Currently serving as both a formal dining area and living space, it offers garden views through a fully glazed gable end, maximising natural light throughout the day. The adjacent bespoke fitted kitchen/breakfast room features a practical island unit and integrated dishwasher. Upstairs, there's an optional master suite with a spacious en suite bathroom, along with two additional bedrooms, including a generous twin room.





## OUTSIDE

The central courtyard, styled in Mediterranean fashion, is a sun-soaked haven offering sheltered space for relaxation, dining, and entertaining. Accessible from nearly all main ground floor rooms, it allows guests to move freely in and out of the property. Beyond this, the landscaped gardens, previously selected for the NGS open gardens scheme, are a testament to their charm. Featuring substantial and appealing natural stone hardscaping complemented by a blend of cottage garden and prairie-style plants, they boast a water feature and wildlife pond. Thoughtfully positioned seating areas maximise sunlight, alongside a sizeable arbour adorned with climbers and a separate cutting garden complete with a greenhouse for homegrown flowers. There are

various external power points, taps and water butts throughout the garden. Keen gardeners will appreciate the rainwater harvesting system with pumps that can also divert rainwater between the soakaway and garden water butts, ideal for drier spells during the summer months.

## 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. 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. Additionally, the villagers run The Lyle Room at the village hall providing an alternative place to meet and socialise over a drink. 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. For those with young families there is also a very well-regarded nursery / pre-school who also offer wrap-around care in the local area and holiday clubs.

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. Oil fired central heating. Solar PV panels with battery storage, owned by the property, were installed on south and west facing roofs in October 2022.

Ultrafast broadband is available. Whilst mobile signal is likely to be available outdoors from all four major providers, indoors you may only receive a limited signal from the EE network. Information provided by Ofcom.org.uk

### MATERIAL INFORMATION

The fireplaces in the snug and study have not been used by the current owners, so buyers looking to use them may prefer to have them assessed.

The property is located in a designated conservation area. Council Tax Band F - Somerset Council



Energy Efficiency Rating		
Improvement potential - lower energy costs	Current	Potential
28-35% A		72
16-24% B		
9-15% C		
4-8% D		
1-3% E	48	
0% F		
0% G		

Not energy efficient - higher energy costs

England & Wales

EU Directive 2002/91/EC

# Barrington, Ilminster

Approximate Area = 2397 sq ft / 222.6 sq m (excludes carport)  
 Limited Use Area(s) = 47 sq ft / 4.3 sq m  
 Annexe = 563 sq ft / 52.3 sq m  
 Outbuildings = 116 sq ft / 10.7 sq m  
 Total = 3123 sq ft / 289.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Symonds & Sampson. REF: 1160722.



ILM/KJS/25/07/2024



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