



Symonds  
& Sampson

# Flax Barn

Barrington, Ilminster, Somerset



# Flax Barn

Barrington  
Ilminster  
Somerset TA19 0JE

Whether you're looking for a pied-a-terre in a picturesque village, or simply want a characterful home with a pretty cottage garden, this unique barn conversion is offered for sale with no onward chain.



- Grade II listed barn conversion
- Brimming with character features
- Open plan first-floor living space with vaulted ceiling
  - Pretty cottage-style garden with summerhouse
    - Allocated parking
- Picturesque village close to NT Barrington Court
  - Offered for sale with no onward chain

Guide Price £325,000

Freehold

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## THE DWELLING

Ideal for those who appreciate something a little unique, this charming barn conversion features an inverted layout creating a particularly impressive and spacious open-plan living area on the first floor. This design maximizes natural light, creating a real "wow factor" as you ascend the stairs. Nestled in a small cluster of Grade II listed conversions, this property is perfect for anyone seeking a low-maintenance home with character, situated in one of our most desirable villages, with NT Barrington Court and extensive countryside footpaths practically on your doorstep.

## ACCOMMODATION

On the ground floor the double doors open to an impressive hall where you glance up to see the open vaulted ceiling above. Under the stairs is useful storage. The two double bedrooms both have their own individual personality with exposed stone walls and character window openings. The larger bedroom benefits from a good range of fitted wardrobes with period style tongue and groove painted doors. The well-appointed and practical bathroom includes an modern white suite including electric shower over the bath and wood effect LVT flooring alongside an electric towel radiator.

Ascending the stairs you reach the open-plan living space, enjoying a dual-aspect and bursting with original features including overhead beams, former window reveals and exposed stone walls. The central wood-burning stove makes a lovely focal point in the cooler months and complements the electric heating, some of which has been updated. Spacious enough for a separate dining area, the room flows around to the fitted kitchen area with a range of contemporary white gloss units and integrated appliances including fridge, freezer, electric hob, oven and microwave, as well as washing machine.

## OUTSIDE

The property sits in a "tucked away" position, with access through a shared pedestrian gateway and footpath to its own gravelled frontage where a shared paved path leads to the front door. The barn has its own area of separate garden just a stone's throw from the barn and the parking area, which has been attractively landscaped with paved patios, gravelled borders and well-stocked

contemporary style cottage borders including ferns, ornamental grasses, herbs and perennials. One end of the garden is quite secluded with a lovely seating area perfect for a BBQ and timber summerhouse, with an additional patio area at the opposite end of the garden allowing you to enjoy the sun at different times of the day. There's also a log store, ideal for stocking up for the wood-burning stove. Adjoining the property is an external water tap. Accessed over a shared driveway to the side of the properties, there is designated parking for two cars in Flax Barn's allocated space, one behind the other.

## 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 in the village. This also offers wrap-around care in the local area and holiday clubs.

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 electric, water and drainage are connected. Electric heating and hot water provision.

Ultrafast broadband is available in the area. Mobile signal may be limited or unavailable indoors with some providers, and you may prefer to use Wifi calling. However, mobile signal outdoors is likely from all four major networks. Information from Ofcom.org.uk

## MATERIAL INFORMATION

Somerset Council Band TBC - There is currently no council tax band allocated to Flax Barn, as it has been used as a holiday let. We are waiting for the confirmation of the banding from Somerset Council.

There is a residents management company Barrington Barns Ltd, to deal with the shared water bill arrangements. One bill is provided but the individual property's have their own water meters.

No commercial vehicles, campervans / caravans or the like are to be permanently parked at the property. Retractable washing lines must be used.

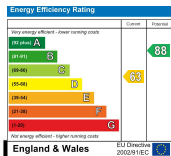
The property is part of a Grade II listed building and is located in a designated conservation area. Therefore, as is to be expected there are various planning applications within the vicinity and the office is able to provide help with accessing the Somerset Council Planning Portal if a prospective buyer would like to view any of these in advance. However, the vendors are not aware of any planning application that would detrimentally affect the property or the views from it.

There are various shared vehicular and pedestrian rights of way which will be apparent on a viewing of the property. The office is happy to forward a copy of the title register if you would prefer to check any rights and easements prior to making an appointment to view.

## DIRECTIONS

What3words:///slings.decorator.flight





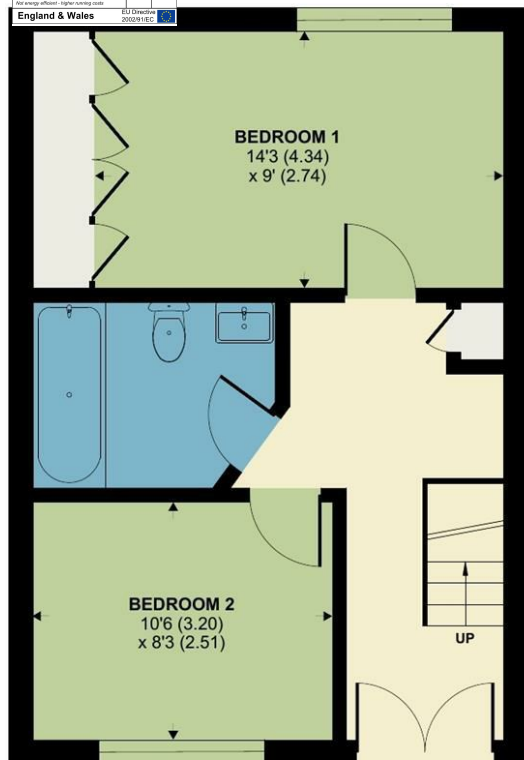
## Barrington, Ilminster

Approximate Area = 820 sq ft / 76.1 sq m

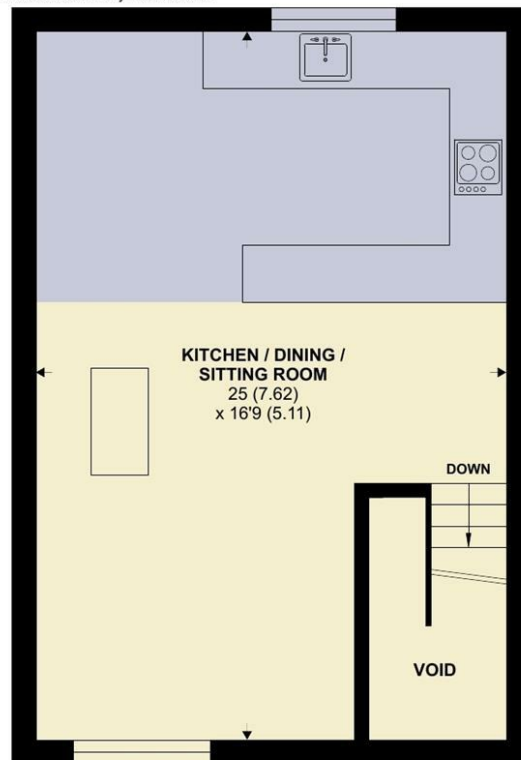
Summerhouse = 27 sq ft / 2.5 sq m

Total = 847 sq ft / 78.6 sq m

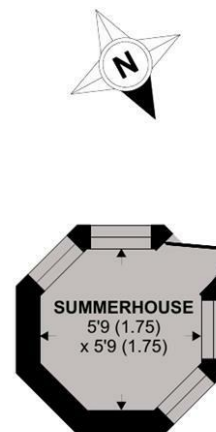
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1120049



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