

Symonds
& Sampson

Barrington Hill Farm

Barrington Hill, Broadway, Ilminster, Somerset

Barrington Hill Farm

Barrington Hill
Broadway
Ilminster
Somerset TA19 9LW

An attached former farmhouse in a rural yet accessible position, bursting with character and offering elegant and spacious accommodation alongside a generous southerly facing garden.



- Double-fronted former farmhouse
- Full of period features and character
- Rural location yet handy for good road links
- Flexible accommodation including 3 / 4 bedrooms with optional master suite
 - Kitchen / Breakfast Room, Boot Room / Utility
- Formal Dining Room, Sitting Room with adjoining Snug
 - Scope to extend further to create additional accommodation
- Parking and generous, partly-walled gardens
 - Oil fired central heating

Guide Price £450,000

Freehold

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THE PROPERTY

Part of a former farmhouse, this double-fronted semi-detached period home offers generously proportioned rooms that beautifully blend original character with modern comfort. With a good size garden, ample parking and scope to extend further at the rear if required, it's sure to be popular with families looking for a slice of the "good life".

ACCOMMODATION

Upon entering via the south-facing English oak framed porch, you step into the original entrance hall adorned with solid parquet flooring. A sweeping staircase leads gracefully to the first floor, complemented by a convenient understairs storage area.

To the left, the dual-aspect living room features solid timber floorboards, an open stone fireplace, and abundant natural light streaming through a square bay window and additional west-facing windows. Flowing seamlessly from the living room is a snug with an inglenook fireplace inset with a wood-burning stove, perfect for cosy evenings.

Across the hall, the formal dining room boasts a flagstone floor, original period storage cupboards, and stone skirtings, ideal for hosting gatherings. A door from the dining room opens into a spacious boot room/utility area, with flagstone floors, ample space for your own freestanding storage such as an armoire or dresser and plumbing for both your dishwasher and washing machine, effectively making a practical extension to the adjoining kitchen / breakfast room. This is enhanced with a vaulted ceiling and Velux windows, creating a sociable space for casual dining and very much the practical heart of the home. Exposed beams and stone walls add character, while modern sage grey units with solid timber worktops house integrated appliances including a double electric oven, hob, and stainless steel cooker hood. The rear lobby adjacent to the kitchen includes a downstairs cloakroom and accommodates the boiler and hot water cylinder, discreetly tucked away in a cupboard.

Ascending to the first floor via the galleried landing with a mullion window at the



rear, you find a generously sized family bathroom. Tastefully finished with travertine tiling, the bathroom features both a separate shower and a freestanding bath.

There are three double bedrooms on this floor, each offering unique features. One bedroom includes a pretty ornate feature fireplace, while the master bedroom is designed as a suite with an adjoining dressing room and an en suite shower room. Alternatively, the layout allows for easy reinstatement of a stud wall to recreate a fourth bedroom if desired.

OUTSIDE

To the rear the property is approached via a shared entrance, over which the property has a right of way leading to a parking area behind the house. A small courtyard style garden abuts the rear entrance of the house, with outside tap, timber storage shed and covered storm porch / veranda. An attractive brick wall and archway screens off the spacious courtyard on the west side, perfect for outside dining and entertaining, sheltered by the old brick wall. At the front, the breakfast patio adjoins the southerly side of the house and has an oak porch extending across the front facade. The garden is split into two areas with a more formal lawn adjoining the house, edged with borders including roses and a plum tree. Enclosed by fencing and the original brick wall, there are two cast iron gates leading out onto the road at the side and a timber shed. A further gateway leads through to a larger area of garden, previously a vegetable area and now mostly laid to lawn with mature trees including apple and fig, and a log store. A five bar gate provides a useful secondary access from the road.

Please see "Material Information" section regarding rights of way.

SITUATION

The property is situated in a semi-rural position, not far from the edge of the Blackdown Hills to the west. To the east the A358 connects with Taunton and the M5 to the north and the A303 at Ilminster. It also offers alternative access to Taunton via the "back" roads through Staple Fitzpaine.

To the south, the village of Broadway has its own local facilities including an



excellent primary school with pre-school, medical centre, village hall and parish church. The Bell Inn is a very popular pub as is The Five Dials at Horton. The nearby villages of Hatch Beauchamp and Staple Fitzpaine, between them, offer a range of local amenities to include a primary school, public houses and churches. Ilminster, which is c.6 miles away, is a charming small town with pretty shops and amenities serving most immediate needs.

SERVICES

Mains electricity and water are connected. Oil fired central heating. Private drainage via septic tank which is in working order but will not conform to the General Binding Rules. Please see Material Information section below in relation to a quote for a new sewage treatment plant.

Standard broadband is available. Mobile signal indoors is likely from the EE network, although outdoors mobile signal is likely to be available from all four major networks. Information from Ofcom.org.uk.

MATERIAL INFORMATION

Somerset Council - Band D

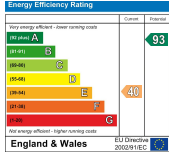
Flooding - the Government's flood risk assessment at <https://www.gov.uk/check-long-term-flood-risk> gives the flood risk of an area, not a specific property. The owners report there has been no issue with flooding during their ownership.

The vendor will be retaining the adjacent barn and a section of driveway, thereby altering the current boundaries as per HM Land Registry. A new plan will be provided. This property will have shared access across the existing entrance to its own parking area.

The office is happy to explain to prospective buyers the situation regarding some historic rights of way at the property. Please ask us for further details.

The office is happy to provide a copy of a quote provided by a local contractor for replacement of the current septic tank with a compliant sewage treatment plant.

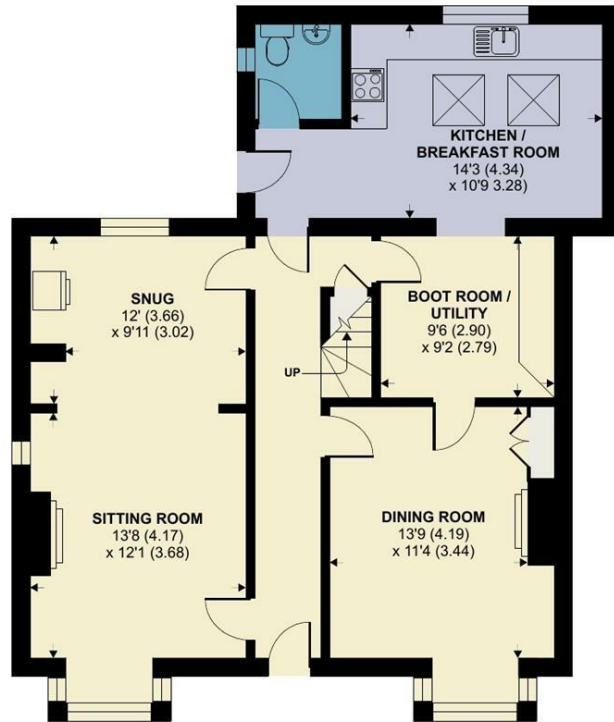




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Approximate Area = 1620 sq ft / 150.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1153065



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