

# 8 Granary Barton Close

Merriott, Somerset



# 8 Granary Barton Close

Merriott  
Somerset TA16 5QA

The perfect "lock up and leave" or stylish low-maintenance home for busy people, this characterful conversion is tucked away in a pleasant position in a small select development enjoying views towards the countryside.



- Characterful conversion in popular village
- Stylish, contemporary living space over three floors
- Spacious ground floor kitchen / dining space perfect for entertaining
- First floor dual aspect sitting room with pleasant views
- Cloakroom, shower room and additional family bathroom
- Allocated parking plus additional undercover car port parking / storage

Guide Price **£299,950**

Freehold

Ilminster Sales  
01460 200790  
[ilminster@symondsandsampson.co.uk](mailto:ilminster@symondsandsampson.co.uk)





## THE PROPERTY

Once part of the Grade II listed Broadway Farm, the neighbouring period farm buildings were transformed in 2017 into an exclusive collection of high-quality, characterful homes. Set at the far end of the former granary, this impressive three-storey residence combines generous living space across all floors with the ease of low-maintenance living. Whether your days are filled with work and hobbies, or you're seeking a secure, lock-up-and-leave second home, this property could be the perfect match.

## ACCOMMODATION

The ground floor enjoys underfloor heating, with elegant Italian limestone flooring flowing seamlessly from the hall and cloakroom into the spacious kitchen/dining room. Floor-to-ceiling picture windows at the front fill the space with natural light, while stylish adjustable shutters ensure privacy. The contemporary kitchen—enhanced by the current owners for both practicality and style—includes fitted appliances such as a wine cooler, dishwasher and washing machine, along with dedicated spaces for an American-style fridge freezer and gas range cooker. Beneath the stairs sits a handy storage cupboard, and the sleek white worktops extend into a breakfast bar, perfect for casual dining and social gatherings. The vendors have added copious additional storage throughout the property to further maximise storage space. This includes additional fitted corner cupboards in the kitchen and hall.

Echoing the property's heritage, natural materials feature prominently, with oak flooring and staircase detailing continuing through to the upper levels. On the first floor, a generous dual-aspect sitting room offers views across the village to open countryside. Original overhead beams, still bearing a hand-painted label, are a charming reminder of the building's past. Adjacent is a stylish shower room with a spacious low-profile walk-in enclosure featuring a dual-head shower, smart metro tiling, and a period-style wash basin and WC.

The second floor provides yet more cleverly designed storage, with cupboards on both the landing and half-landing, plus a linen cupboard housing the gas boiler. Two beautifully presented bedrooms, each with fitted wardrobes, share an attractive bathroom complete with a white heritage suite, panelled bath with shower handset, concealed-cistern WC, and wash basin.







## OUTSIDE

The property has a courtyard style garden to the front, laid to artificial grass for ease of maintenance. There is ample room for a set of patio furniture and to enjoy container gardening without having too much to look after. There is allocated parking close at hand by way of two adjoining spaces, and a further undercover parking / storage area providing a further allocated space within the adjacent carport. This currently also houses a lockable timber storage shed. There is an additional storage area for bins / recycling to keep them out of sight.

## SITUATION

Merriott village has an excellent range of local services including a



garage, a petrol station, two general stores, a post office, pub, a pharmacy (which will collect prescriptions and deliver medicines), and a pottery. There is a church, a chapel, and a village hall, tithe barn and social club which are all host to a wide range of activities. There is also a recreation ground with junior and senior play areas, cricket and football pitches, tennis courts and a bowling green, separate squash club and court. The village also has its own pre-school and Primary school.

Merriott has excellent road links to both the A303 and A30, both of which lie within a short drive. Crewkerne is a traditional market town with a range of shops including a Waitrose Supermarket who deliver locally, and a main line railway station for the London, Waterloo to Exeter line.

## DIRECTIONS

What3words/////cube.stopwatch.flotation

## SERVICES

Mains electricity, gas, water and drainage are connected. Gas central heating with underfloor heating on the ground floor.

Superfast broadband is available. There is mobile coverage in the area. Please refer to Ofcom's website for more details.

## MATERIAL INFORMATION

Somerset Council Tax Band C

A service charge, currently £480 per annum is payable to the





managing agent for maintenance of any communal areas and private road. £125 is payable to the management company for the upkeep / maintenance of the carport / barn which houses the allocated undercover parking, for which there is a sinking fund in place. Please ask the office for further information.

The land to the north of the private road has planning permission granted reference 18/00688/OUT although we would not anticipate this directly affecting the property or the views from it.

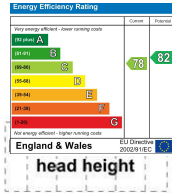
We believe the property is Grade II listed in association with the original adjoining farmhouse "Broadway Farm".

Please note, the ownership of the house and parking spaces are on two separate title numbers at HMLR and the carport ownership is under the communal management company, with allocated spaces for each property.

The electric fire and tumble dryer are not included in the sale.







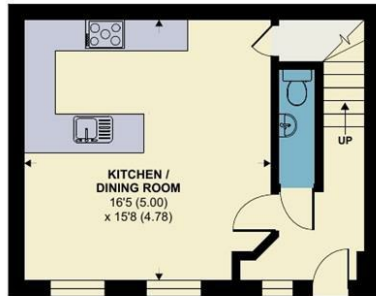
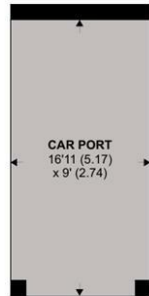
## Granary Barton Close, Merriott, TA16

Approximate Area = 1057 sq ft / 98.2 sq m (excludes car port)

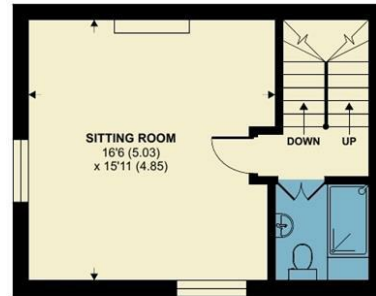
Limited Use Area(s) = 32 sq ft / 3 sq m

Total = 1089 sq ft / 101.2 sq m

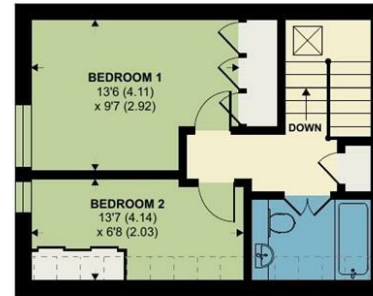
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1332159



ILM/AJW/080825



01460 200790

ilminster@symondsandsampson.co.uk  
Symonds & Sampson LLP  
21, East Street,  
Ilminster, Somerset TA19 0AN



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

**SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT**