



## The Farmyard

Frost Street, Thurlbear, Taunton, Somerset, TA3 5BA

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ESTATE AGENTS



A beautifully presented single storey barn conversion offering spacious accommodation of character, with separate barn and guest suite, in grounds of about 1.5 acres, with pond and tennis court and occupying a stunning rural setting in the Blackdown Hills, yet only 5 miles from Taunton and the M5 motorway



#### Key features

- Stunning individual detached single storey barn conversion
- 2 triple aspect reception rooms with wood burning stoves and stunning rural views
- 30' kitchen/dining room with Rayburn and separate utility room
- 3 large double bedrooms (one with en suite bath/shower room) and further family bathroom
- Separate detached barn with potential to create further accommodation, currently configured to include a guest suite, double garage and 2 store rooms
- Attractive courtyard garden with lovely southerly aspect and summer house
- Grounds of about 1.5 acres with large driveway providing extensive parking, tennis court and pond.
- Stunning rural setting in the Blackdown Hills, yet only 5 miles from the M5 motorway (jcn 25)
- No onward chain

#### Services

Mains water and electricity. Private drainage. Oil-fired central heating

#### EPC rating

Band F (32)

#### Council tax

Band F







### The property

Converted from a former barn in the 1980's this spacious home occupies a stunning rural location in the Blackdown Hills, with far reaching views and is only about 5 miles from Taunton and junction 25 of the M5 motorway. The property comprises 2 detached single storey former barns, which now provide a stunning 3 bedroom home of character, with a separate detached barn with a guest suite comprising bedroom and en suite shower room. This building also incorporates a double garage and 2 store rooms, which, subject to the necessary consents, provide the potential to provide further accommodation if so required. Situated between the barns is a courtyard garden which enjoys a wonderful southerly aspect. The property is well presented, is double glazed and has oil-fired central heating. The guest annexe has electric heating. The gardens and grounds extend to about 1.5 acres and include large expanses of lawn, a tennis court and a large driveway provides ample parking.

### The accommodation

The Kitchen/dining room, is very much the heart of the house and extends to over 30' and enjoys a lovely double aspect with a door affording direct access to the garden. The kitchen is well fitted and incorporates an oil-fired Rayburn. There is also a utility room with a further door opening to the garden. The sitting room is a well proportioned room with a vaulted ceiling and fireplace with inset wood burning stove. It enjoys a triple aspect and stunning views over the surrounding countryside. The snug also enjoys a triple aspect and also has a wood burning stove. There are 3 good sized double bedrooms with the principal bedroom having an en suite bath/shower room and access to a very useful loft store. There is also a separate family bathroom.





### Annexe Barn and outbuildings

This comprises a detached former barn which has been part converted to provide a large double bedroom with en suite shower room. This room is ideal as a guest suite, but could also be used as a home office. Subject to the usual consents, there is the potential to incorporate the adjacent store room and create a self-contained annexe. This barn also incorporates a further store room/workshop and double garage.

### The gardens and grounds

Situated between the barns is a courtyard garden which enjoys a lovely southerly aspect and a high level of privacy. Adjacent to the courtyard can be found a summer house. Large expanses of lawn surround the property and there are stunning views over the adjacent farmland towards the Quantocks and Thurlbear wood. There is also a hard surfaced tennis court and a small pond with adjacent area of decking. In all the grounds extend to about 1.5 acres.

### Situation

The Farmyard occupies a stunning rural location within the Blackdown Hills, which have been designated a National Landscape. They provide miles of footpaths and bridleways, ideal for those with walking and riding interests. The nearby Thurlbear Wood is part-owned by the Somerset Wildlife Trust and is an ancient woodland and designated a site of scientific interest. Whilst enjoying a delightful rural location the property is by no means isolated as Taunton and the M5 motorway are about 5 miles away. Nearby can be found two popular pubs, The Farmers Arms at West Hatch and The Greyhound at Staple Fitzpaine. The nearby village of Thurlbear has a highly regarded primary school.

### Directions

What three words: employers/rewarded/merit









# Frost Street, Thurlbear, Taunton, TA3

Approximate Area = 3465 sq ft / 321.9 sq m (includes garage & storages & excludes void)

Limited Use Area(s) = 85 sq ft / 7.8 sq m

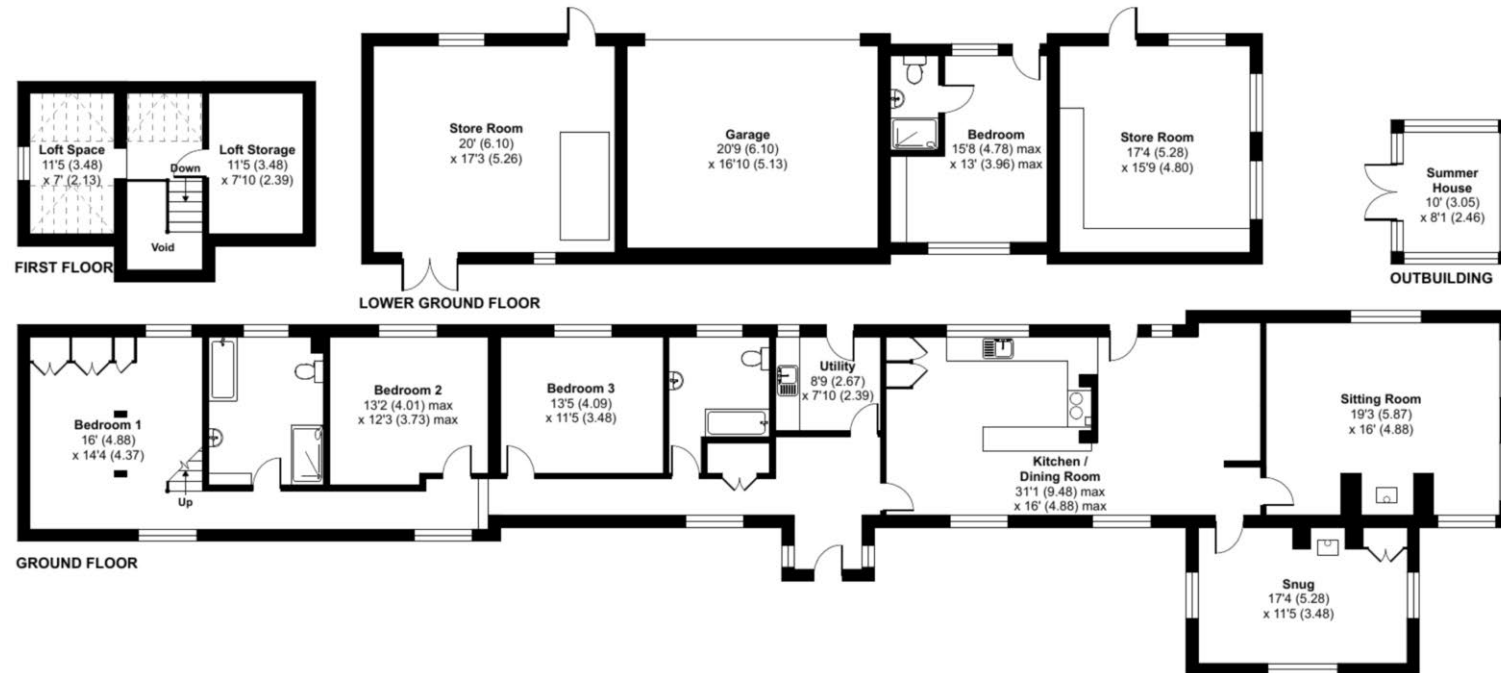
Summer House = 80 sq ft / 7.4 sq m

Total = 3630 sq ft / 337.2 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). © nrichcom 2024. Produced for James Gray. REF: 1193397

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