



£425,000

*At a glance...*



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**holland  
& odam**

4 Abbey Barns  
Top Road  
Charlton Adam  
Somerset  
TA11 7BE

**TO VIEW**

Market Place, Somerton  
Somerset, TA11 7NB

**01458 785100**

[somerton@hollandandodam.co.uk](mailto:somerton@hollandandodam.co.uk)





## Directions

From Market Place in Somerton turn left onto Broad Street, at the mini roundabout take the second exit onto Horse Mill Lane. At the end of the road turn left onto Lodge Hill and take the first right onto B3153. Turn right onto Kingweston Road and follow the road, bearing left onto Station Road. At the junction, turn left onto Top Road and straight after the turning onto Church Hill, turn right into the driveway. Parking in front of the middle garage. Walk along the path to the end where you will find number 4 on the left.

## Services

Mains electricity, water and drainage are connected. LPG Gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold





## Location

Charlton Adam is part of 'The Charltons' which also includes the neighbouring village Charlton Mackrell. Together they offer a school, church, community hall & recreational field and pub. Somerton is approximately 3 miles west and offers typical everyday amenities including some local, independent shops, Art Galleries, antiques, cafes and several public houses enjoying attractive beer gardens and restaurants. Somerton also offers a library, doctor and dentist surgery, opticians, TSB bank, churches and schools within the town. Charlton Mackrell is well positioned for travel, close to the A303, A37 and M5 with a well linked bus service and mainline railway stations are located in Castle Cary, Yeovil and Taunton with direct links to Waterloo and Paddington. Sporting, walking, and riding opportunities abound within the area with golf clubs at Wheathill, Long Sutton and Sherborne while the region is well known for both its public and privately funded schooling.

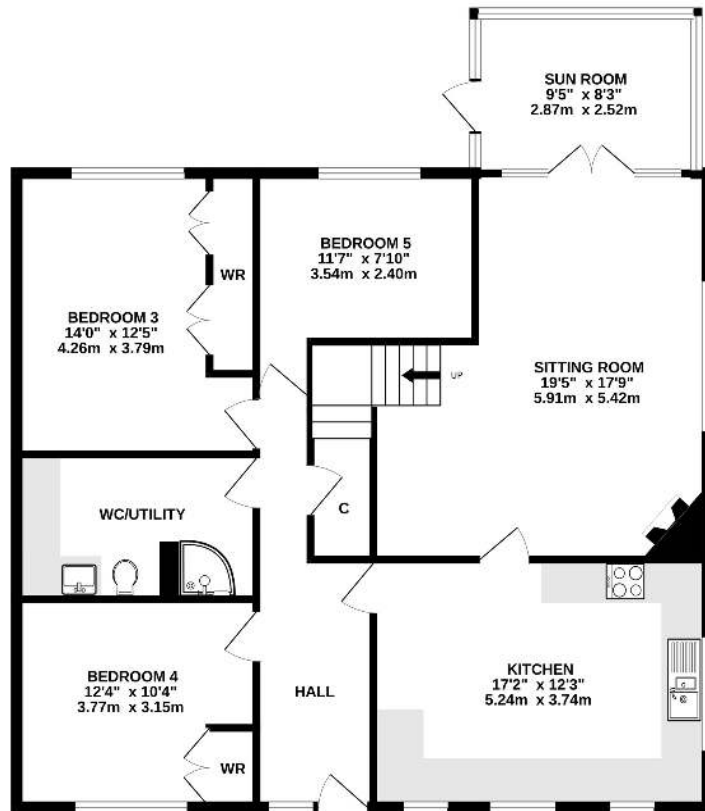
## Insight

Offered with no onward chain, this beautifully designed semi-detached barn conversion is nestled in the village of Charlton Adam. Accessed via a private road, this property is tucked away and enjoys a tranquil village setting with picturesque rural views. With a thoughtful renovation, this property now boasts five bedrooms, with the addition of two bedrooms in the roof space, including a master en-suite and family bathroom. The ground floor layout offers a well appointed, modern kitchen diner with built in appliances and a spacious living room featuring an open fireplace and conservatory. Outside, the property offers front and rear gardens providing ideal space for outdoor entertaining, garage and parking. With its idyllic setting, versatile layout and contemporary design, this property presents an opportunity to embrace a comfortable and stylish village lifestyle, in a sought after rural location.

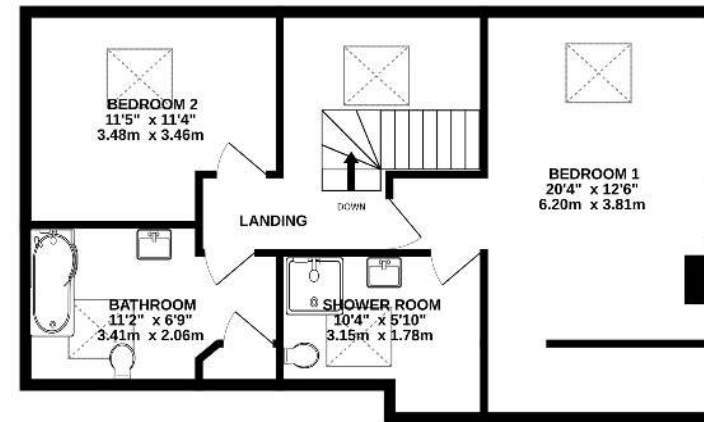
- Natural stone barn conversion, tastefully renovated with contemporary finishes whilst keeping the buildings charm
- Positioned on the edge of this small traditional village, within easy reach of local amenities, schools and transport links
- This charming property enjoys a prime location with rural views of the countryside
- Modern kitchen/diner with built in appliances and plenty of natural light and large living room with open fire place and conservatory
- Five double bedrooms with master ensuite, family bathroom and useful utility/shower room
- Manageable gardens to enjoy outdoor entertaining or relaxing in



GROUND FLOOR  
1190 sq.ft. (110.6 sq.m.) approx.



1ST FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1868 sq.ft. (173.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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