



£475,000

At a glance...



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**holland
& odam**

The Granary
Home Farm Court
Folly Road
Kingbury Episcopi
Martock
Somerset
TA12 6AT

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From The Market Place in Somerton, follow West Street and turn left onto Sutton Road at the fork. Continue over the bridge and follow to the end of the road. At the junction, turn right onto A372 and first left onto B3165 toward Long Sutton. Continue through the village and again through Long Load. At the crossroad traffic lights, turn right towards Coat and take the third right onto Broadmead. At the T junction, turn left onto Folly Road and the driveway is shortly on your left hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Kingsbury Episcopi is a charming and well-connected village set within the Somerset Levels, offering a strong sense of community and attractive rural surroundings. Local amenities include a primary school, village shop and café, church, village hall and a popular public house, with further facilities available in nearby Martock and Langport. The village is well placed for travel, with good road links to Yeovil, Somerton and Taunton, regular bus services, and mainline railway stations at Yeovil Junction and Castle Cary providing direct connections to London Waterloo and Paddington.

Insight

Set back from the road, this characterful barn conversion, completed in 1993, offers a unique layout with well-proportioned accommodation arranged over several levels. The ground floor comprises two bedrooms and a family bathroom, providing flexible space for family living, guests or home working.

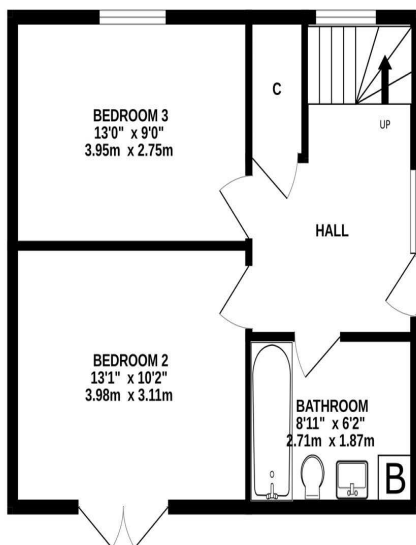
Stairs lead to a spacious first-floor living room/diner featuring high ceilings, exposed beams and dual-aspect windows, creating a bright and attractive main living space. The kitchen is of a practical size and sits comfortably alongside the living area. From this level, two separate staircases lead to additional spaces: one rises to a mezzanine-style room overlooking the living area, currently used as a home office, while the other leads to the principal bedroom complete with en-suite.

Outside, the property benefits from a generous and peaceful garden backing onto open fields, along with parking for two vehicles, accessed via a right of way over the neighbouring drive. While the property would benefit from some general updating, it presents an excellent opportunity to enhance and personalise a home full of character.

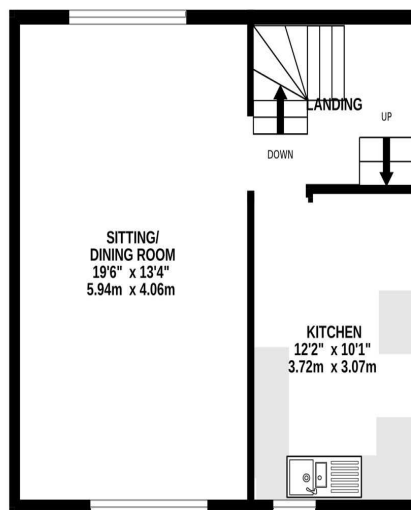
- Off road parking for two cars
- Set back from the road in a quiet position with views
- Character barn conversion completed in 1993
- Three bedrooms, including principal bedroom with en-suite
- Mezzanine-style room ideal as a home office
- Generous garden backing onto open fields



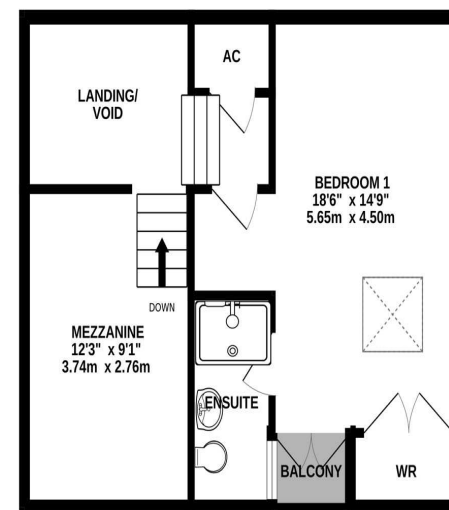
GROUND FLOOR
431 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



2ND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1319 sq.ft. (122.5 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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