

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



DAIRY HOUSE BARN, STATHE, TA7 0JL







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A well-presented five bedroomed single storey country property, with versatile accommodation, great privacy and charming gardens of just over an acre.

The gardens comprise delightful features including an orchard of apple and nut trees, a vegetable patch with raised beds, greenhouse and numerous seating areas. There are various outbuildings including a spacious workshop, summerhouse and double garage with accommodation over.

The property includes a generous open plan kitchen, dining and sitting room, four bedrooms, an en-suite to the primary bedroom and a family bathroom.

**Location**

The house is situated in a secluded and elevated position on the southern outskirts of the hamlet of Stathe, a small and friendly community, situated above the picturesque River Parrett. There are plentiful walks and by-ways to explore including the Parrett trail which is a 50 - mile walk that takes you through some of Somerset and Dorset's most beautiful countryside. The property has expansive views over the Somerset countryside, which includes a fabulous panorama of Burrow Mump, a 24-meter-high hillock and scheduled monument with a late 18<sup>th</sup> century church, St Michael's, at the top.









### Accommodation

A four bedroomed converted Bridgwater red brick-built barn, with triple delta tiles and traditional curved Somerset roof finials, dates from the early 20<sup>th</sup> century and was created into a dwelling in the late 1980' and substantially extended by the current vendors in 2017. The front door opens into the hall which is tiled with ceramic terracotta floor tiles and leads to the open plan living accommodation and the hub of the property. This consists of a fitted kitchen with breakfast bar, induction hob, electric double oven, Belfast sink and dishwasher. The adjacent spacious dining / sitting room is light and airy with windows overlooking the rear garden and bi-folding doors providing access onto the garden terrace and seating area. There are internal bi-folding doors opening from the open plan sitting room into the second sitting room a lovely secluded room with oak flooring, wood burner and a window to the front garden and pergola. Accessed from the kitchen is a utility room with Belfast sink, wooden countertop, space for washing machine and dryer, built-in storage cupboards and engineered oak flooring, which runs throughout the generous open plan living area of the property.

The hall gives access to four bedrooms, a primary bedroom suite with a stunning sloping high ceiling, dressing area, en-suite with window overlooking the peaceful rear garden. There are a further two double bedrooms and a family bathroom. Bedroom four is currently used as a study with a window to the front of the property providing a vista over the secluded front garden, with mature shrubs and fruit trees.

There is a converted apartment above the garage which provides additional one bedroomed ancillary accommodation, which has been run as a successful AIRBNB in the past.









### Outside

The property has beautiful and spacious, secluded gardens and orchard to the back. A well-stocked front garden including a variety of shrubs, fruit trees including a Walnut, Medlar and a productive grape vine climbing over an oak pergola with terraced seating area and generous gravelled driveway providing plentiful parking. There is a large secluded rear garden with orchard, oak trees, mature shrubs and far-reaching views of Burrow Mump and surrounding countryside. A terraced area is accessed via the bi-folding doors from the main living accommodation providing a fabulous setting for entertaining. A wonderful oak framed double garage, separate workshop, two sheds, greenhouse and fenced vegetable plot complete the garden amenities.

### About the area

The property occupies an attractive site close to the Somerset levels on the edge of the popular hamlet of Stathe. Lying approximately 4 miles from Langport, 7 miles from Bridgwater and 11 miles from the county town of Taunton, the property is ideally situated. Local amenities can be found in the neighbouring village of Stoke St Gregory, a six-minute drive away, where there is a village store, pre & primary schools, public house, and church, whilst a more comprehensive range of facilities are available in the aforementioned towns. Taunton enjoys a main line rail link to London Paddington and motorway access can be gained at J24 and J25 of the M5.

### Services

Mains Water, Septic Tank, LPG cabinet housing 4x47kg cylinders with telemetry for automatic renewal. There are 5 rainwater gathering tanks with total capacity of 5000 litres.

Tenure: Freehold

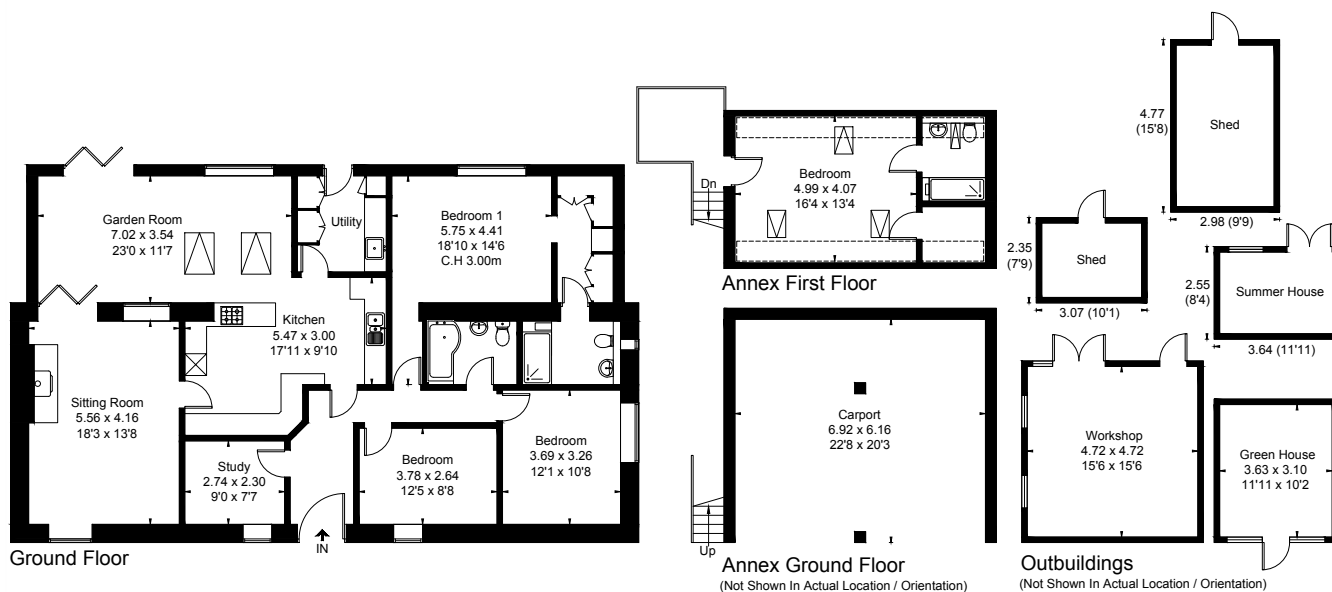
Energy Performance Rating: E

Council Tax Band: E





Approximate Floor Area = 155.1 sq m / 1669 sq ft  
 Annex = 27.9 sq m / 300 sq ft (Excluding Carport)  
 Outbuildings = 58.5 sq m / 629 sq ft  
 Total = 241.5 sq m / 2598 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #71241

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**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.

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