

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



**NIDON BARN, BROADMEAD LANE, EDINGTON, SOMERSET, TA7 9JZ**







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*Street 7 Miles, Bridgwater 8 miles, Glastonbury 10 miles, Somerton 13 miles, Wells 15 miles, Castle Cary 20 miles, Bristol, Bath, Hinkley Point and Gravity all within a commutable distance.*

A beautifully appointed 5 bedroom barn conversion, peacefully situated on the outskirts of a quiet Polden village southwest of the Mendip Hills.

Nidon Barn offers an elegant and generously proportioned home, meticulously converted by the current owners in 1988. The property exudes charm, seamlessly blending reclaimed building materials with modern comforts, whilst enjoying picturesque rural views and a tranquil atmosphere.

Surrounded by meticulously maintained gardens of 1.18 acres and an adjoining paddock spanning 7 acres.

**Accommodation**

Approached via Broadmead Lane, a cattle grid and five-bar gate open onto a sweeping gravel driveway, leading through delightful gardens, an orchard, and a woodland area. There is sufficient parking and a triple garage.

Solid wood arched doors opens into a porch, where internal glazed double doors reveal a grand full height reception hallway, designed for entertaining and easily accommodating a large dining table. Practical storage is provided.

Throughout the property, careful attention to detail is evident, with features including American oak latch doors, exposed stone walls, flagstone and oak flooring and exposed beams.

The sitting room, with its double-aspect, high ceiling, and impressive stone inglenook fireplace, opens to a sunny, south facing garden terrace through arched French doors. A great place for alfresco dining and entertaining.

Adjacent is a well-appointed study with shelving and a front-facing window.

The farmhouse kitchen overlooks the rear courtyard garden and paddock, and is tastefully fitted with cream wooden units and a dresser, complemented by flagstone flooring and exposed masonry.









Appliances include an electric Aga, eye level double electric oven and a central island with a ceramic hob. The kitchen seamlessly divides into a separate dining area, whilst a handy utility room provides ample storage and workspace, as well as space for laundry facilities and further appliances.

To the left of the reception hall lies the formal dining room, which enjoys plenty of natural light provided by two sets of French doors to either side that open onto further garden terraces. The room features a working, reclaimed Victorian cast iron fireplace.

A further spacious room lies beyond and provides either an additional reception or potential 5th bedroom, with plumbing available for an ensuite. With the benefit of the separate access, these room offer the possibility of creating an annex for dual living. A cloakroom with WC and basin completes the ground floor accommodation.

### **First Floor**

The upper floor features a wonderful gallery seating area that overlooks the beautiful west-facing grounds, offering a peaceful space to relax and enjoy the delightful rural views and ample wildlife through the seasons.

The master bedroom enjoys far reaching views of the Mendips, fitted wardrobes, and a luxurious ensuite bathroom with a freestanding roll-top bath, walk-in shower, WC, and basin.

Three further double bedrooms offers character and storage, and are serviced by a family shower room with a double-sized walk-in shower and basin, along with a separate WC.

### **Outside**

The charming landscaped gardens have been thoughtfully divided into distinct areas, including a rockery garden and gravel area with paving stones, a sheltered courtyard with a lily pond, a woodland and an orchard, all surrounded by well-maintained formal lawns.

The gardens are adorned with trees such as a weeping beech, walnut, and yew, alongside a variety of mature shrubs and flowers. An orchard walkway, established over thirty years, features apple, pear, cherry, and plum trees, complemented by raised vegetable beds.









### **Outbuildings**

Additional outbuildings include a boiler room with a recently replaced oil boiler, a gardener's loo, pool changing room and a log store. The triple garage, equipped with power and lighting, offers potential for conversion into an annexe (subject to necessary permissions).

### **ABOUT THE AREA**

Situated on the edge of Edington village, Nidon Barn benefits from proximity to local amenities, including a Co-op and popular pubs, such as The Duck at Burtle. Nearby footpaths which give access to the beautiful surrounding countryside.

Bridgwater is approximately 8 miles away, with Street and Glastonbury under 10 miles. The cities of Wells, Bristol and Bath, as well as Hinkley Point and Gravity, are all within commutable distance.

Educational facilities include Catcott Primary School and secondary education at Bridgwater and Taunton College (approximately 5 miles) and Strode College (rated Outstanding by OFSTED) at 6.5 miles.

Independent schools include Millfield School (8 miles away) Wells Cathedral School and King's School Taunton (14 miles away). The property offers convenient access to the motorway network (M5), with trains from Taunton to Bristol Temple Meads taking around 50 minutes. Bristol International Airport is approximately 23 miles away.

### **Tenure and Other Points**

Freehold

Not Listed

Double glazing throughout

Oil fired central heating with 2,500-litre tank

Electric AGA.

Mains water supply and electricity.

Private drainage

Starlink super fast internet enabled

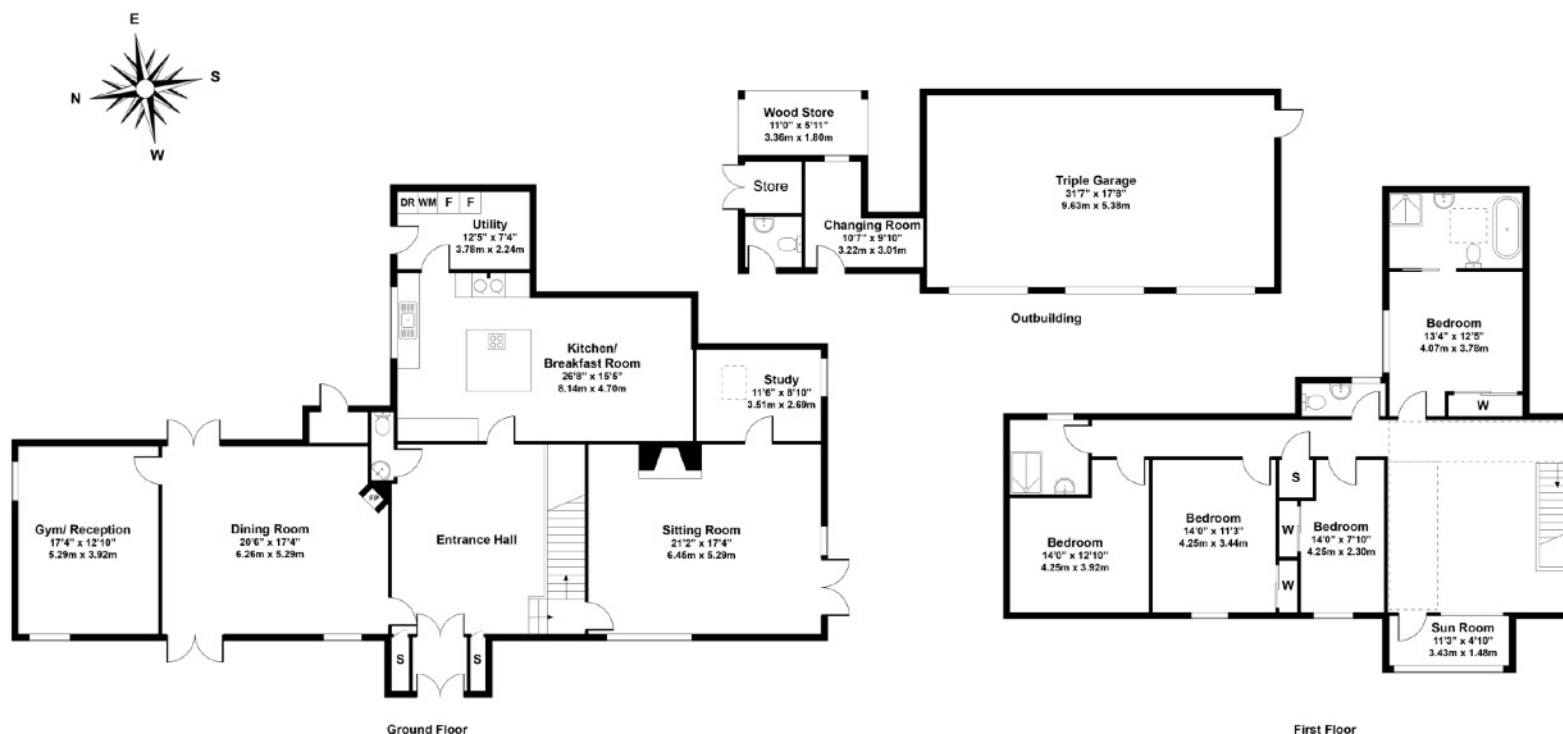
Sensor outside lighting

Somerset Council - Council Tax Band G

EPC Rating E



## Nidon Barn, Broadmead Lane, Edington, Somerset, TA7 9JZ



### Approximate Gross Internal Area

Ground Floor: 1870 sqft - 173.7 sqm  
First Floor: 1216 sqft - 113.0 sqm  
Outbuildings: 758 sqft - 70.4 sqm  
Total: 3844 sqft - 357.1 sqm

This plan produced for Roderick Thomas and is not to scale and is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the details and measurements depicted there is no guarantee as to their veracity and no responsibility is taken for error, omission or misrepresentation or any of the details shown. Where room dimensions are not square, the measurements depicted are of the maximum length or width of the room and this may be taken into account when estimating the total floor area of the building. With the exception of eaves storage, Approximate Gross Internal Area includes fitted / built in cupboards, hallways and staircases. 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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**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.

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