



Chapel Hill Barn







Chapel Hill Barn Shearston

North Petherton, Bridgwater, , TA6 6PL

Taunton 6 Miles, Bridgwater 5 Miles

An exceptional conversion of a range of traditional barns, providing some 5,500 sq/ft of accommodation, with garaging, stabling and grounds of 3.2 Acres.

- 5 Bedrooms (3 en-suite)
- Kitchen/Breakfast Room
- Games Room
- Stable Block
- Freehold
- 4 Reception Rooms
- Utility, Store & Cloakroom
- Double Carport & Workshop
- Approximately 3.2 Acres
- Council Tax Band G

Guide Price £1,295,000

Stags Taunton

5 Hammet Street, Taunton, TA1 1RZ
01823 256625 | taunton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS
020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

Situation

Shearston is a small hamlet of mainly period properties situated close to the villages of Thurluxton, West Monkton and North Petherton. Thurluxton offers a thriving community with a range of clubs and associations as well as a parish church and public house. The villages of North Petherton and West Monkton offer a good range of day to day amenities including shops, churches, inns, post offices and primary schools. Taunton, the County Town of Somerset, offers a comprehensive range of recreational and scholastic facilities as well as having mainline rail links to the rest of the country. There is also access to the M5 motorway interchange at junctions 24 and 25.

Description

Chapel Hill Barn is an impressive conversion of a range of traditional barns which combines the use of traditional materials and quality craftsmanship, incorporating a range of exposed joinery and natural slate flooring throughout most of the ground floor. The barn also combines a range of energy saving features including underfloor heating, rainwater harvesting and double glazing in grounds extending to approximately 3.2 Acres

Accommodation

The accommodation centres on a stunning dining hall with a solid oak staircase and galleried first floor landing area. The accommodation is well appointed and offers a high degree of versatility including the potential for a self-contained annexe, if required, which is currently used within the main accommodation. The sitting room is a wonderful space centring upon an inglenook fireplace with heavy beam over, exposed brick wall and surround and an inset wood burning stove. The room features exposed timber A-frames and has double doors opening out onto the terrace.

The impressive kitchen/breakfast room includes a bespoke oak kitchen with burnished granite work surfaces, twin Belfast sinks with an instant boiling water Quooker, a Neff microwave and a central island unit with fitted oven and hob, oil fired Aga and there are two exposed stripped and reclaimed stable partitions and oak beams. Oak double doors open out onto the terrace.

From the kitchen, an inner hall gives access to the utility room which is fitted with a range of oak units and includes space and plumbing for a washing machine and tumble dryer, alcoves for storage and a ceramic sink.

The dining hall is a magnificent area with a galleried first floor landing, exposed oak pillars and a solid oak staircase to the first floor. From the dining hall there is an impressive reclaimed door which opens through to an inner hallway with walk in cloaks area, cloakroom and store room. There is a study with a range of recessed bookshelves and a window to the side.

There is a separate family room which could form part of the annexe, if required. Services are in place for a kitchen and a stable door giving independent access from the courtyard. There is a stone fireplace incorporating a wood burning stove, a slate floor, fitted book shelves and stairs to the first floor.

A further door from the family room leads to a ground floor bedroom with dual aspect oak windows, door to a dressing room and a door to the wet room, which includes a shower, twin travertine circular basins and a bath with shower attachment.





The galleried landing has oak trusses, flooring, balustrade and skylights. A door leads to the master bedroom with exposed oak trusses and oak flooring. There are handmade built-in wardrobes and oak framed French windows lead onto a Juliette balcony with some wonderful views towards the Mendip Hills and Glastonbury Tor. A door gives access to the en-suite with twin travertine wash basins, bath with shower attachment, WC, built-in cupboards providing storage and a double glazed roof light. The inner landing has oak flooring, exposed oak timbers and doors to the remaining bedrooms and bathroom. Bedroom three has built in wardrobes, a vaulted ceiling with exposed oak trusses and a separate bathroom with a fitted suite including travertine wash basins, shower, bath, roof light and exposed timbers. There is a fourth bedroom with exposed roof trusses with an annexe sitting room with oak window, oak flooring and eaves storage. A rear landing has a staircase leading to the ground floor. Bedroom two is a wonderful room with exposed roof trusses, oak flooring and windows to the front. There is an en-suite bathroom providing a low level WC, twin travertine wash basins, bath, exposed roof timbers and double glazed roof light.

Outside

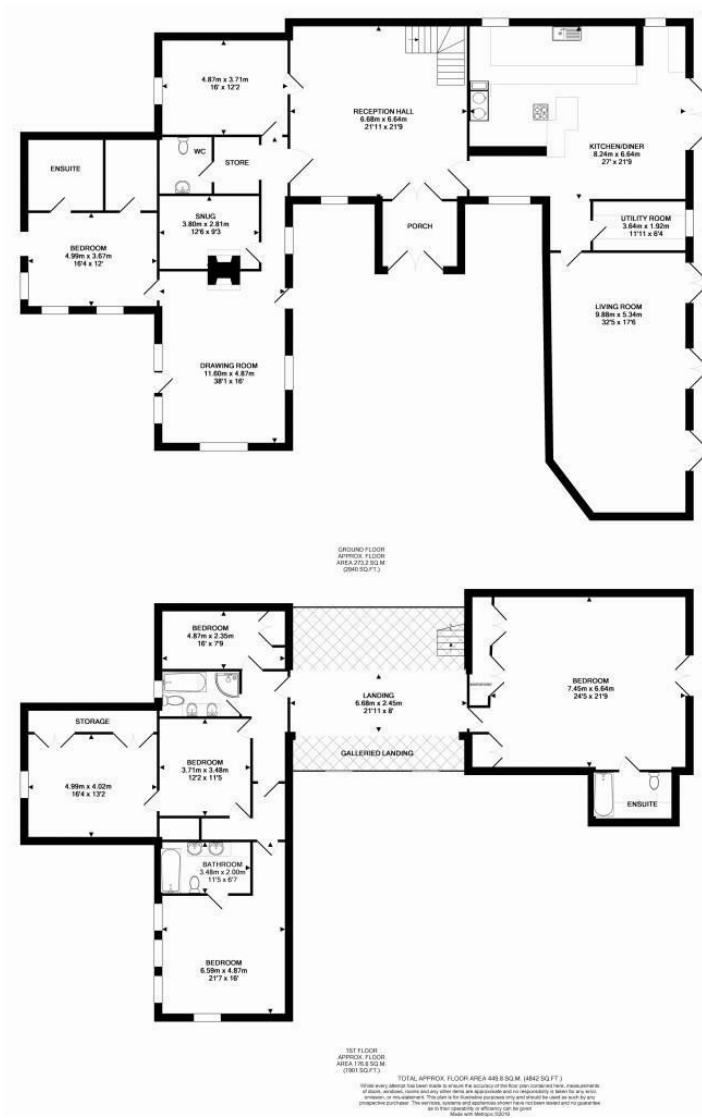
Double gates lead onto a gravelled driveway which provides a parking and turning area for a number of vehicles and leads to a double car port and adjoining workshop. There is a door connected to the rear of the workshop where there is a plant room with oil fired boiler and hot water storage cylinder. A wonderful slate terrace runs along the width of the side of the barn and there is an enclosed gravelled courtyard leading to the main front double doors. There is a timber built stable block providing three loose boxes, foaling box and hay barn. There are two separate paddocks totalling approximately 3.2 Acres. The formal gardens have been landscaped to provide an area which is laid to lawn with deep planted herbaceous borders. There is a kitchen garden with oak raised planters and a poultry run.

Directions

From Taunton take the A38 in a northerly direction towards Bridgwater. Continue past the village of Thurluxton and shortly after passing the right hand turning to North Newton, turn left signposted to Shearston. Continue along this road passing the farm on the right hand side, take a 90 degree right hand turn and the entrance to Chapel Hill Barns can be identified on the right hand side by a concrete drive running alongside the property. Follow the driveway and then turn left through the large wooden gates.

3D Showcase

<https://my.matterport.com/show/?m=p77GSDcCdcx>



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



