



Millbarn







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Crowcombe, Lawford, Taunton, Somerset, TA4 4AL

Taunton 11 Miles. Williton 5.6 Miles. M5 J24 13.2 Miles.

A substantial former barn, which has been sympathetically converted, retaining many period features, situated in a delightful rural location with 2 acres and triple garage, providing scope for a variety of uses.

- Wonderful Rural Position
- Reception Lobby
- Open Plan Kitchen/Dining Room
- Triple Garage & Parking
- Freehold
- Substantial Accommodation
- Vaulted Sitting Room
- 6 Bedrooms, 3 Bathrooms
- Grounds to approx 2 acres
- Council Tax Band F

Offers In Excess Of £995,000

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SITUATION

Lawford is a small hamlet around 11 miles north of Taunton, set in attractive countryside between the Quantock and Brendon Hills. The house enjoys lovely views of the Quantock Hills area which is an area of outstanding natural beauty, where many beautiful footpaths and bridleways can be found. The village of Crowcombe offers a good pub, primary school, 2 village halls and a village store which is community run. Whilst the rural centre of Williton is about 4 miles away, it provides a wide range of day to day needs. The hamlet is beautifully situated and yet readily accessible to the county town of Taunton where a wide range of shopping and recreational scholastic facilities can be found as well as easy access to the M5 motorway and Taunton's mainline railway station which offers fast rail links to London within 45 minutes.

DESCRIPTION

Millbarn is a substantial conversion of an attractive former barn, offering versatile and flexible living accommodation suitable for a variety of uses and is currently run as a successful Air BnB. Situated in an idyllic rural position the barn is surrounded by gardens and grounds which extend to approximately 2 acres with a private driveway, attached triple garage and stone outbuilding.

ACCOMMODATION

The 4,200sq ft of accommodation includes a reception lobby with flagstone floor, beamed ceilings and stairs to first and lower ground floors. The stairs lead up to a stunning vaulted sitting room with exposed A frames and includes a fireplace with woodburning stove. Stairs lead to a mezzanine level (study) with a door to a playroom. There's an open plan kitchen / dining room which is fitted with a range of shaker style wall and base units and includes wooden work surfaces with sink, top of the range cooker and island unit, exposed wooden floors, triple aspect windows and beamed ceilings. There is a door to the inner lobby, with a second staircase leading to the 2 bedrooms and a bathroom. Stairs from the kitchen lead down to a utility room with a door to outside and door to downstairs WC. There are 6 bedrooms in total, arranged over 3 floors, and 3 bathrooms.





OUTSIDE

The property is approached via a private driveway which leads around one side of the barn to a substantial parking and turning area and provides access to the triple garage. There is a level lawn to the front and a paved terrace with views to the Quantocks and a bridge crosses the stream leading to a further paddock which is laid to pasture. To the rear of the barn is a large paved terrace and an attractive stone arch leads to second paddock with stone outbuilding.

The whole extends to approximately 2 acres.

DIRECTIONS

From Taunton, take the A358 road towards Minehead. Go past Bishop's Lydeard and the turnings to West Bagborough. Ignore the first turning right signposted to Crowcombe, then take the first turning left as signposted to Lawford. Aim down the hill and Millbarn is the first property on the left-hand side, identified by a Stags For Sale board.

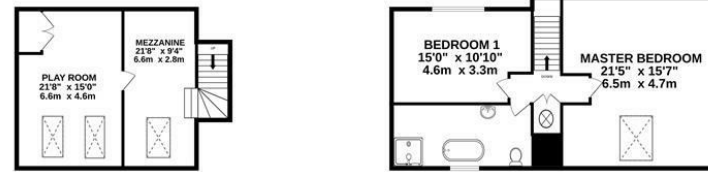
SERVICES & OUTGOINGS

Mains water, electric and drainage. Oil fired central heating. Somerset West and Taunton Tax Band. (Business Rates - £6600 per year.) EPC Rating F.

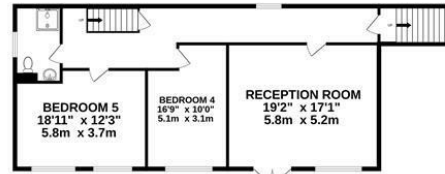
WHAT.3.WORDS

For the exact location, download the app and enter; attend.fuel.ferrying

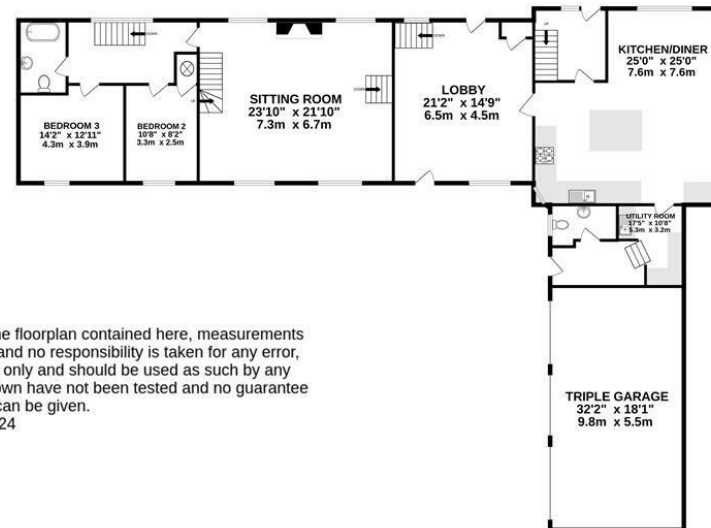
1ST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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