



Braglands Barn











# Braglands Barn Kingswood

Stogumber, Taunton, , TA4 3TP

Taunton 13 Miles

A superbly presented single story barn conversion situated in a wonderful semi-rural location with attached garage and landscaped gardens extending to just under two acres

- Detached stone barn conversion
- Sitting room/garden room
- Three bedrooms, master en-suite
- Driveway and double garage
- Council Tax band F
- Superbly presented throughout
- Kitchen/dining room and utility
- Wonderful rural location
- Gardens and grounds of approximately two acres
- Freehold

Guide Price £625,000

## Stags Taunton

5 Hammet Street, Taunton, TA1 1RZ

01823 256625 | [taunton@stags.co.uk](mailto:taunton@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty



## LOCATION

Braglands Barn occupies a wonderfully peaceful setting in this sought-after village and enjoys glorious views across open farmland. Stogumber is conveniently located on the fringes of Exmoor in a valley between the Quantock and Brendon Hills, just off the main A358. The village comprises an ancient church, village inn, post office/store, primary school, Playing fields with cricket pitch and pavilion. There is also a station for the West Somerset steam railway and an active village community holding numerous events.

## DESCRIPTION

Braglands Barn is a delightful detached conversion which is superbly presented throughout and includes versatile and well proportioned accommodation. It was converted some 30 years ago, has double glazing throughout and oil fired central heating. It is the setting that is really special being within an attractive valley adjacent to the West Somerset Steam Railway. The gardens, which extend to approximately two acres, have been beautifully laid out and include areas of lawn with deep planted herbaceous borders and a paddock which has its own vehicular entrance on to the lane and is planted with a range of mature specimen trees and shrubs.

## ACCOMMODATION

The accommodation includes a front door leading through to an entrance hallway with door to the garage, door to the utility room and door through to the open plan kitchen/dining room. The kitchen has been fitted with a range of matching oak fronted wall and base units with two built in ovens, five ring electric hob with extractor hood over, Minerva work surfaces, sink unit, plumbing and space for dishwasher and window overlooking the rear garden. The utility room has a sink and plumbing for a washing machine. The dining area has a sliding patio door to the front, window to side and wooden effect flooring. The inner hallway leads to the bedrooms and the sitting/garden room which centres upon an inset multi-fuel burner with slate hearth, exposed beam ceiling. The garden room has picture windows and an enclosed roof with double glazed door to side and offers wonderful views over the rear garden.

There are three bedrooms, the master bedroom benefitting from built-in wardrobes, rear aspect windows and doors to the ensuite shower room with washbasin and wc. There are two further bedrooms and a family bathroom suite with obscure double glazed window including a bath with shower over, wash basin, wc and bidet.







## OUTSIDE

From the lane there is a five bar gate which opens onto a tarmac driveway which provides a parking and turning area which in turn leads to the attached double garage with twin up and over doors, electric points for fridges and freezers and a tap, window to rear and two side windows. At the front there are deep planted herbaceous borders with a pathway extending around the property. The gardens extend to the south east and include areas of lawn with herbaceous borders, specimen trees, shrubs and plants. There is a greenhouse and access to a further area of garden which was once a paddock, but has been planted with a wide variety of specimen trees and shrubs creating a wonderful area for wildlife. This area has its own vehicular entrance from the lane. To the rear of the property there is a deep paved patio area which opens on to a lawn bordered by herbaceous planting and has views over surrounding countryside.

## SERVICES

Mains electricity and water. Private drainage. Oil fired central heating. Standard Broadband available (Ofcom), Mobile availability likely outside with EE, Three, O2, Vodafone (Ofcom). Please note the agents have not inspected or tested these services.

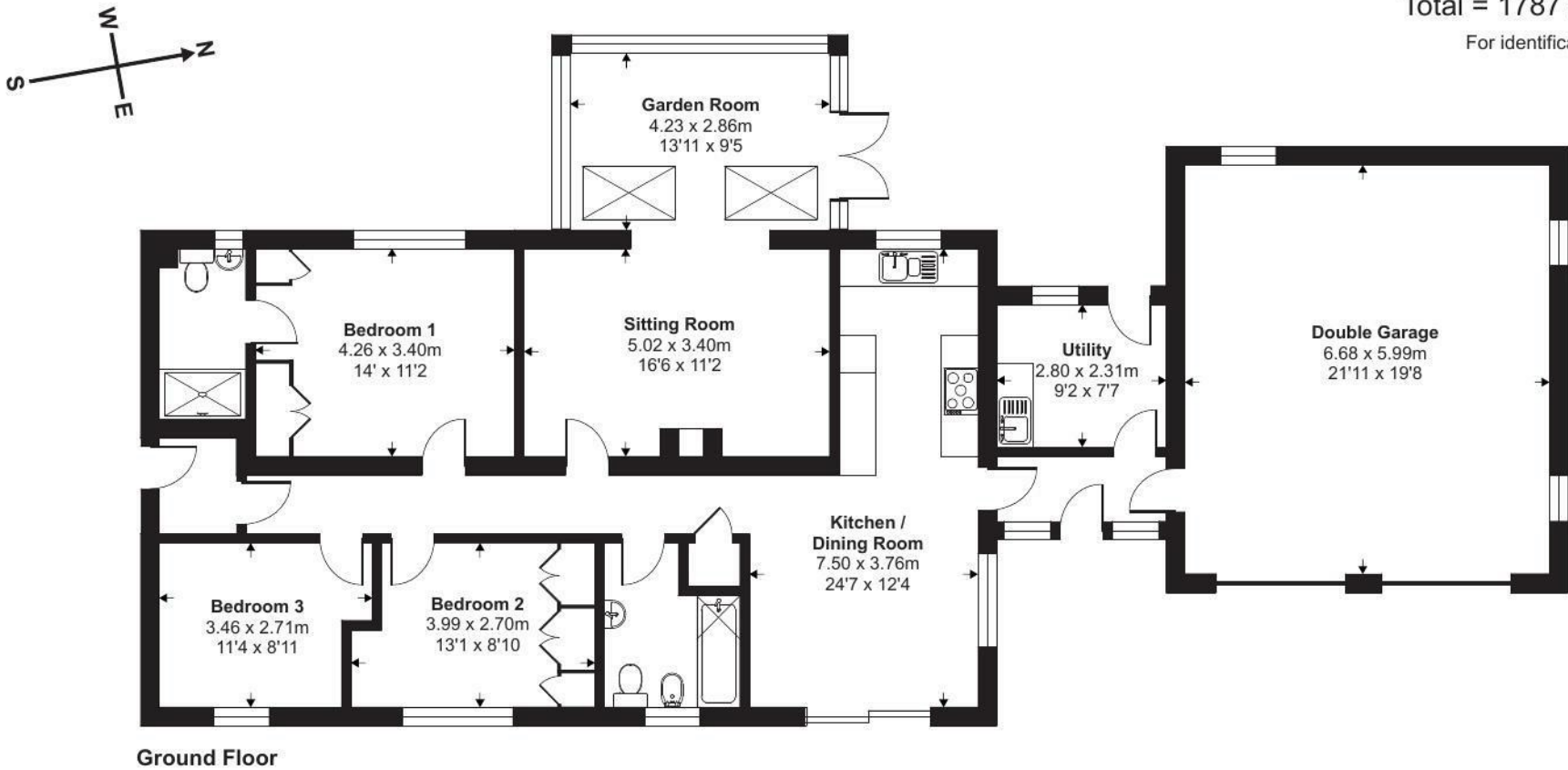
## DIRECTIONS

From Taunton on the A358 turn left signposted Stogumber, proceed past the West Somerset Steam Railway and take the first turning right, follow the road and Braglands Barn can be identified as being the first property on the right hand side identified by the Stags For Sale sign.





Approximate Area = 1355 sq ft / 125.9 sq m  
Garage = 432 sq ft / 40.1 sq m  
Total = 1787 sq ft / 166 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1181978



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		77
(69-80) C	64	
(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	







