



Fernberrow





# Fernberrow

Thurloxton, Taunton, TA2 8RF

Taunton Town Centre 6.5 miles, M5 J25 5.7 miles, J24 3.7 miles

A charming two bedroomed barn conversion in an edge of village setting within beautifully landscaped gardens being sold with no onward chain.

- Country barn conversion
- Lounge and conservatory
- Detached garage and driveway parking
- Edge of village location
- Council Tax band D
- Spacious kitchen/dining room
- Two double bedrooms
- Garden with sun terrace and summerhouse
- No onward chain
- Freehold

Guide Price £395,000

## SITUATION

Thurloxton lies at the foot of the Quantock Hills designated as an Area of Outstanding Natural Beauty, the village is regarded as one of the premier settlements within the Taunton Vale district. The Quantock Hills afford numerous opportunities for country pursuits with a wide array of footpaths and bridleways. Taunton lies just four miles away, is readily accessible via the nearby A38 and where there are a wide range of shopping, recreational and scholastic facilities. The M5 motorway can be easily joined at Junction 24 northbound or Junction 25 Taunton.

## DESCRIPTION

Fernberrow is a detached two-bedroom barn conversion offering practical, well-proportioned accommodation, private gardens, and a detached garage. Located on a quiet country lane in the village of Thurloxton, and originally converted in 1989, the property is ideal for buyers seeking a rural home with good access to local towns and transport links.





## ACCOMMODATION

The entrance hall includes a cloakroom, understairs storage, and additional built-in cupboards with oak flooring throughout. There is a large kitchen/diner with oak units, tiled floor, and integrated appliances: eye-level oven, halogen hob, dishwasher, fridge, and washing machine with space for a dining table. The good-sized main living room has a fireplace and wood-burning stove and built-in shelving. The conservatory is accessed via double doors from the sitting room and offers views of the rear garden and opens onto the terrace.

On the first floor the landing includes eaves storage, a built-in wardrobe, and an additional cupboard. There are two double bedrooms and a family bathroom fitted with a vanity unit, bath with overhead shower, and Velux window.

## OUTSIDE

The property is approached via a private drive through a five-bar gate leading to a detached garage with power, lighting, and storage. The driveway provides parking space for several vehicles.

A stone-paved terrace surrounds the house, with a level lawn, mature planting, and a timber summerhouse. A garden shed is located behind the garage.

## SERVICES

Mains water and electricity. Private drainage. LPG gas central heating. Superfast broadband available (Ofcom), Mobile signal limited indoors, likely available outdoors (Ofcom) Please note the agents have not inspected or tested the services.

## DIRECTIONS

Take the A38 from Taunton towards Bridgwater then bear left following the signs to Thurloxton. Fernberrow can be found a short distance along the second turning on the left identifiable by a Stags For Sale board.





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		
(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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