



## LOWER BARN OWL

Oake, Near Taunton, Somerset





# AN IMMACULATELY PRESENTED AND PARTICULARLY SPACIOUS FIVE BEDROOMED FAMILY HOME

With traditional outbuildings, set in grounds extending to approximately half an acre, in an edge of village location near Taunton. This property offers the dual benefits of an attractive rural location, yet is readily accessible with the M5 motorway only 4 miles away.

## Summary of accommodation

**Ground Floor:** Entrance hall | Sitting room | Dining room | Study | Kitchen/breakfast room | Conservatory | Utility room | Cloakroom | Shower room

**First Floor:** Principal bedroom/bathroom suite | Three further bedrooms and bathroom | Stairs to additional gallery bedroom

**Outbuildings:** Extensive range of traditional outbuildings including stabling, garaging, workshop, stores etc.

**Outside:** Courtyard with parking | Lawned garden

**Distances:** Milverton 3 miles, Wellington 4 miles, Taunton 5 miles  
(All distances and times are approximate)



# SITUATION

Oake is a popular village situated amidst the scenic Vale of Taunton about 5 miles to the west of the county town of Taunton. The village has a primary school, church and community shop and post office and, close by, is the well-known Oake Manor Golf Club, which includes a bar and restaurant. There are popular pubs nearby including The Royal Oak at Hillcommon and The Anchor Inn at Hillfarrance.

The large village of Milverton has a thriving and active community, with village stores and pub, whilst the charming market town of Wellington has a good selection of shops, pubs, cafés and restaurants, regular farmers’ market and secondary education.

About 5 miles to the east is the County Town of Taunton, with a full selection of shopping, sporting and cultural facilities, including supermarkets, cinema, theatre, hospital, restaurants and Somerset County Cricket Club. The area also offers wonderful independent schools such as Wellington School, Blundells School, King’s College Taunton, Queen’s College and Taunton School.



From Taunton there is access to the M5 motorway and a station with fast mainline connections to London ( Paddington ). The larger cities of Bristol and Exeter are both within an hour’s drive and host international airports.

There are many excellent opportunities locally for those interested in outdoor activities with the glorious countryside of the Quantock Hills, Brendon Hills, Blackdown Hills, Exmoor and the west and south coastline, all within easy reach.

# THE PROPERTY

Lower Barn Owl is nestled in a rural, yet easily accessible location just outside the picturesque village of Oake. It is a pleasing and stylishly designed house, faced partly in brick and partly stone, and understood to have been converted in 1992 by the previous owner.

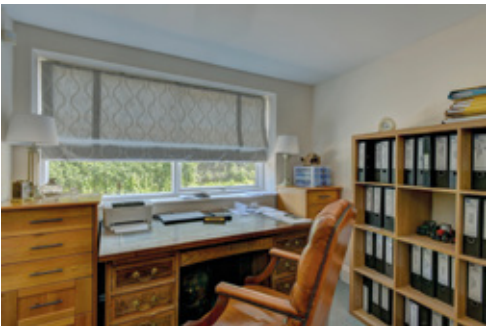
The property is immaculately presented and has been very well cared for over the past 13 years. It offers characterful and spacious accommodation throughout making maximum use of space and light. On the ground floor, there are three reception rooms which includes a large sitting room with an inset woodburner, a dining room with vaulted ceiling and exposed roof timbers, and a conservatory with French doors leading out on to the terrace. There is also a fully fitted kitchen/breakfast room with an AGA, and a good sized utility room and study.

Upstairs there are four good sized double bedrooms and a family bathroom. The principal bedroom is particularly special with its vaulted ceiling and exposed roof timbers and large, contemporary en suite. French doors lead out onto a terrace overlooking a private, lawned garden.

The north wing of the house could easily convert into a self-contained annexe if desired, offering a good opportunity for those looking for potential income/secondary accommodation.. The annexe area comprises a kitchen, dining/sitting room, wet room and an oak staircase to a large double bedroom.







# OUTSIDE

Off a quiet country lane, entrance gates between brick pillars open to the tarmac driveway giving access to the courtyard and gravelled parking areas. In front of the property there is a range of L shaped single storey traditional outbuildings, which create a completely secluded courtyard garden, enjoying a south westerly aspect.

The range of outbuildings include former stabling, garaging, workshop, log store, garden store and a home office/hobbies room. These buildings boast potential for conversion to other uses, subject to planning permission.

To the south side of the house is a level, lawned garden with mature rose beds, enclosed by beech hedging.

# PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity. Mains water and private drainage. Oil fired central and underfloor heating.

**Local Authority:** Somerset Council

**Council Tax:** Band G

**EPC Rating:** TBC

**Directions:** TA4 1BB what3words: ///costly.acrobat.glades

**NB:** Please be aware that under the Estate Agent Act 1979, you should be aware that an employee of Knight Frank is the daughter of the owner's property who is also partner at Greenslade Taylor Hunt. Further information available on request.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area = Main House Area : 358.3 sq m / 3857 sq ft  
Outbuildings Area : 173 sq m / 1861 sq ft  
Total Area : 531.2 sq m / 5718 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted  
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