



**DERBYSHIRE'S**  
— *Village and Country* —

3 The Cross Barrington, Somerset, TA19 0JD

A charming Grade II listed cottage in the heart of the popular village of Barrington. The cottage comprises: Kitchen/dining room, sitting room, shower room, WC, 2 bedrooms, garage, parking and pretty garden to the rear.

The village of Barrington lies just 2 1/2 miles from the market town of Ilminster, 6 miles from Crewkerne (with mainline train service to London Waterloo), 10 miles from the county town of Taunton (with access onto the M5), easy access onto the A303 (2 1/2 miles) and just 15 miles to the World Heritage Jurassic Coastline and Lyme Regis. Barrington itself has a superb pub (The Barrington Boar), Church, nursery and pre-school, village hall and surrounding open countryside with walks in all directions.



- CHARMING GRADE II LISTED COTTAGE
- PICTURESQUE VILLAGE LOCATION
- WALKING DISTANCE TO THE BARRINGTON BOAR PUB
  - KITCHEN
  - SITTING ROOM
  - 2 BEDROOMS
  - SHOWER ROOM
  - GARAGE
- PRETTY GARDENS

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

3 The Cross Barrington, Somerset, TA19 0JD  
Offers In The Region Of £325,000

## **ENTRANCE HALL**

Door and window to the front, stairs to the 1st floor, under stairs cupboard, exposed beam.

## **KITCHEN/DINING ROOM**

*12'5" x 11'6" (3.79m x 3.52m)*

Stable door and window out to the private rear garden. Tiled floor, some built in storage units, sink with drainer, space for a cooker.

## **SITTING ROOM**

*11'8" x 10'9" (3.57m x 3.28m)*

Window to the rear, telephone point, exposed beams, window seat.

## **INNER HALL**

Hatch to loft.

## **SHOWER ROOM**

Window to the front, shower cubicle, sink, tiled floor.

## **WC**

Tiled floor, window to the side, WC.

## **BEDROOM 1**

Window to the rear, built in storage.

## **BEDROOM 2**

Window to the front, window seat., built in cupboard, hatch to the loft.

## **GARAGE**

Up and over door to the front.

## **GARDEN**

The main bulk of the garden is laid to lawn with hedge and shrub borders and contains 2 apple trees, other fruit trees and bushes. It is accessed through the gates to the side of the house that also lead to the garage. Behind the garage and leading up the left hand side is a well stocked vegetable garden with an array of produce.

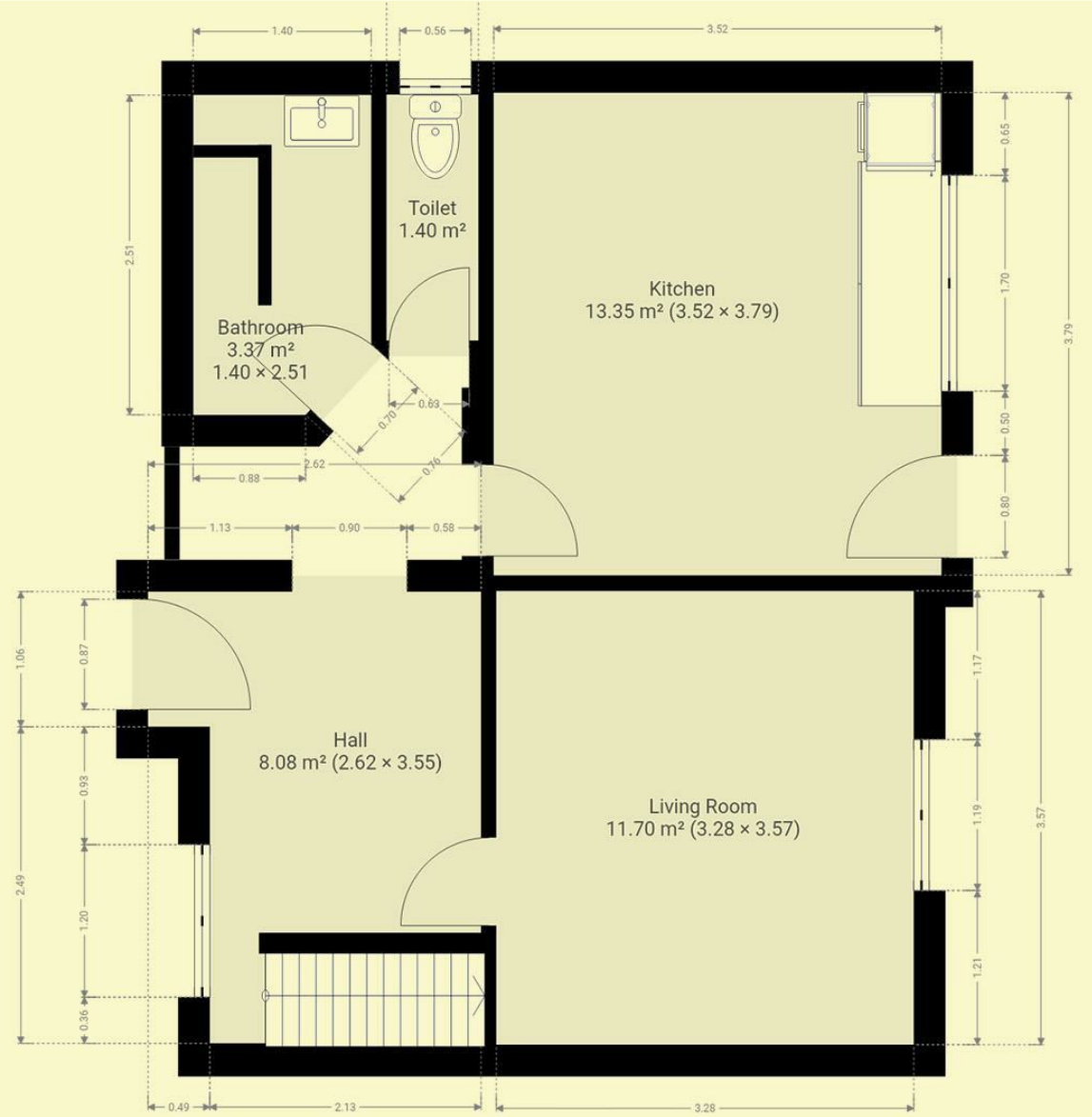
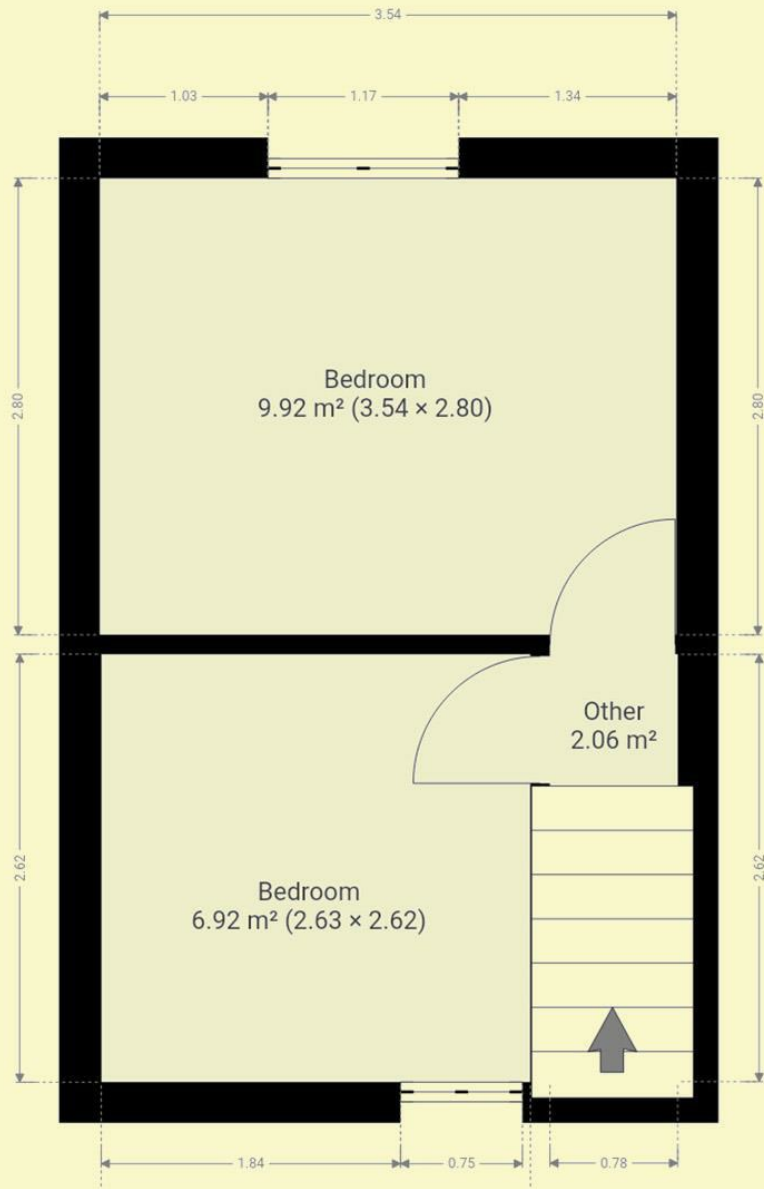
## **SERVICES**

Mains electricity, water and drainage are connected to the cottage. Night storage and electric heaters, electric hot water and shower.

## **SOMERSET COUNCIL**

Band D







**Directions -**  
On entering the village from the Ilminster direction, continue past the village hall on your left and the property can be found tucked away on the right hand side before the Church. Parking is on the street.





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