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— *Estate Agents* —

3 Knowle Green Farm Knowle St. Giles, Chard,
TA20 4AY

Tucked away in the peaceful rural parish of Knowle St Giles, this beautifully finished single-level semi-detached barn conversion offers contemporary luxury, generous living spaces, and uninterrupted countryside views. Designed with comfort and style in mind, the property combines the charm of a character barn with high-spec modern fixtures throughout.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very environmentally friendly - lower CO ₂ 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 environmentally friendly - higher CO ₂ emissions					
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£435,000

STUNNING THREE-DOUBLE-BEDROOM BARN CONVERSION

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Welcoming Entrance & Practical Design

A gentle step leads to the front door and into a remarkably spacious entrance hall, illuminated by two overhead roof windows that flood the space with natural light. From here, the home flows seamlessly through well-planned accommodation, all on one level.

A separate utility room provides excellent practicality, featuring a sink drainer, fitted units with worktop space, and room for both a washing machine and upright fridge-freezer. A dedicated storage cupboard houses the underfloor heating controls, while two additional full-height storage cupboards offer exceptional extra storage rarely found in barn conversions.

Three Double Bedrooms & Stylish Bathrooms

- **Primary Bedroom:** A generous double room complete with a sleek en-suite shower room.
- **Bedroom Two:** Another well-proportioned double bedroom.
- **Bedroom Three:** Ideal as a guest room, home office, or hobby space.
- **Family Bathroom:** Beautiful four-piece suite including a separate shower and bath, finished to a high standard.

Impressive Open-Plan Living

The heart of the home is the stunning open-plan kitchen, dining, and sitting room, boasting a striking vaulted ceiling that enhances the feeling of light and space. French doors open

directly onto the side garden's patio—perfect for alfresco dining and effortless indoor-outdoor living.

The contemporary kitchen has been thoughtfully appointed with:

- Double eye-level ovens
- Integrated microwave
- Integrated dishwasher
- Integrated fridge-freezer

All complemented by sleek cabinetry and ample work surfaces.

Modern Comforts & High-End Details

This property is equipped with premium features throughout, including:

- Underfloor air-source heating with digital individual room controls
- Remote-control window blinds
- High-quality flooring, fixtures, and fittings

These touches ensure both efficiency and luxury in equal measure.

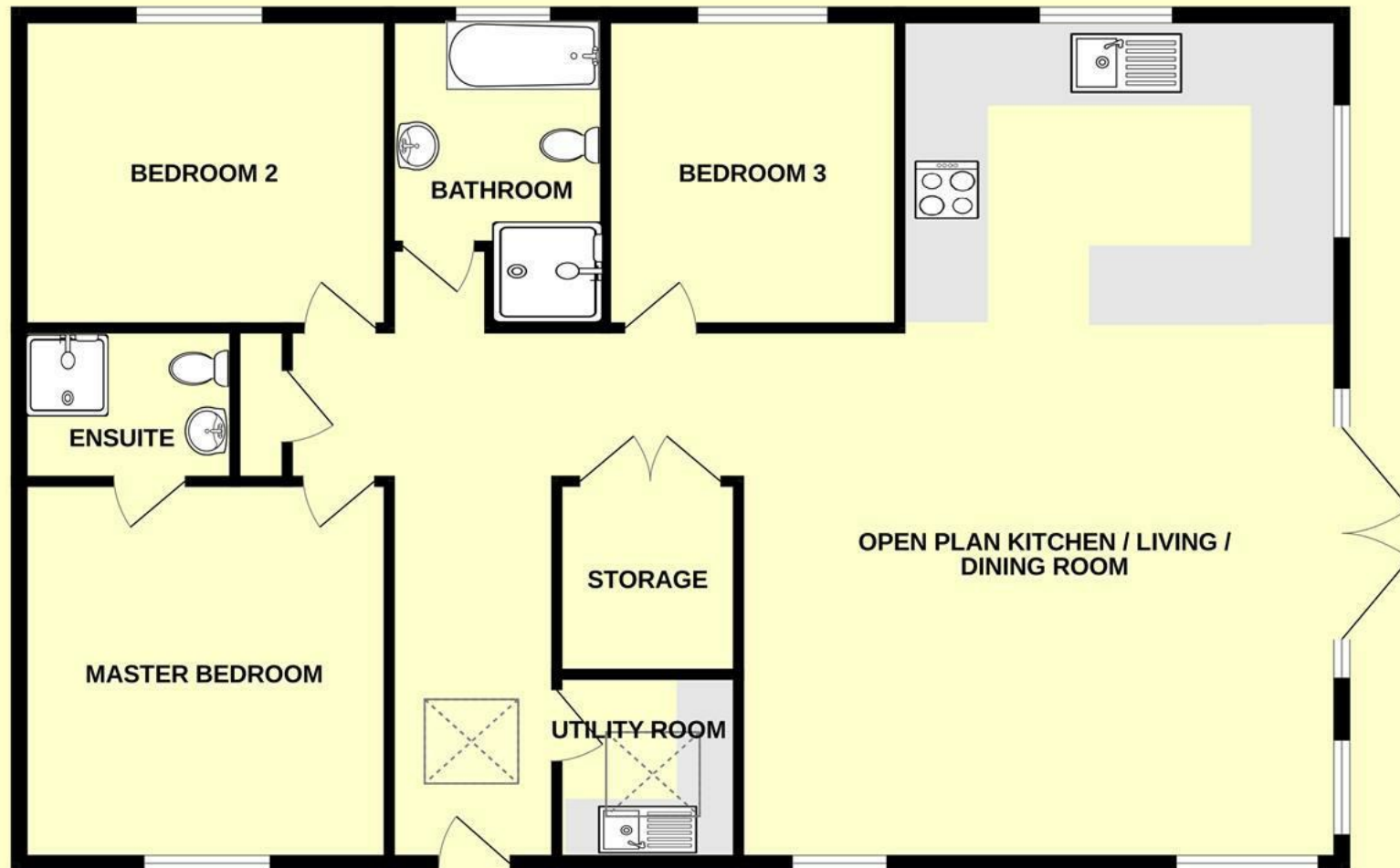
Gardens & Outdoor Space

The front of the property offers a lawned garden bordered by fencing and a gated gravel path leading to the entrance. To the side, a separate enclosed garden features a paved patio area, accessible directly from the dining area—ideal for entertaining or enjoying the peaceful Somerset surroundings.

A Rare Find

This exceptional barn conversion blends rural tranquillity with contemporary living, providing a spacious, stylish, and energy-efficient home in a sought-after Somerset location. A superb opportunity for those seeking modern comfort in a countryside setting.

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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Directions -

From Chard town centre follow A358 towards Hornsbury. Take a right hand turn into Knowle Lane opposite Roxboro Garage. Continue along Knowle Lane over a small bridge until you reach a fork in the road, bare left and turn immediately left into Knowle Green Farm. The property can be found on your left hand side clearly numbered.





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