



Oath Hill Barn

Red Hill, Bridgwater, TA7 0JP

GeorgeJames PROPERTIES
EST. 2014

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Guide Price - £799,950

Tenure – Freehold

Local Authority – South Somerset District Council

Summary

Oath Hill Barn is a stunning conversion completed in 2020. The barn has been transformed into a beautiful, spacious home where the owner has spent time completing the project to an exceptionally high standard with great attention to detail. The property includes special features including exposed beams and reclaimed red brick walls, there is a slight industrial feel to the interior finish with tubular steel and oak staircase along with special detailing to radiators and light fittings. Incredible thought has been put into the bathroom suites with high quality fittings and tiling. The design of the property centres around the spacious open plan living area including sitting room with wood burning stove, kitchen with large central island and bright dining area with part vaulted ceiling. The barn has a long private driveway with ample parking, outside dining area/kitchen with open fire place and adjoining paddock. In all totalling 2.25 acres.

What3Words

///entire.supplier.depths

Services

Mains water and electricity are connected. Oil fired central heating. Private drainage. Council tax band E.

Dining Room 11' 1" x 10' 4" (3.38m x 3.16m)

French doors to side and window to the front. With flagstone style floor, part vaulted ceiling and roof window. Fitted units including a built in bin and space for American style fridge freezer. Opening to the kitchen area.

Kitchen/Sitting Room 41' 10" x 13' 5" (12.75m x 4.10m)

This impressive living area has oak flooring, window to the front and patio doors to the side, free standing cast iron wood burning stove. Range of bespoke fitted kitchen units with preparation sink, built in dishwasher and fridge, LPG ranger cooker. Large central island unit/breakfast bar with polished concrete top and wide Belfast sink unit. An exposed reclaimed red brick and oak divide leads to an inner hall with stairs leading to the first floor.



Utility Room 20' 10" x 10' 6" (6.35m x 3.21m)

With glazed doors to the front and side and window. Base units with sink and space for washing machine and tumble dryer. Large built in cupboard housing oil boiler and hot water cylinder.

Bedroom 13' 7" x 9' 10" (4.13m x 3.00m)

With two windows to the rear. Oak flooring.

Bedroom 12' 3" x 9' 10" (3.74m x 3.00m)

With windows to the rear and side. Oak flooring.

Bathroom 9' 10" x 9' 8" (3.00m x 2.94m)

With window to the rear. Marble floor tiles, large 1800mm shower with mains shower, free standing slipper roll top bath. Low level WC, twin wash hand basins with vanity drawers. Heated towel rail.

Landing

With large roof window.

Storage/Play Room 10' 9" max x 9' 10" max (3.28m max x 3.00m max)

Useful storage area with no windows.

Bedroom 12' 9" x 9' 10" (3.88m x 3.00m)

Large roof window to the front.

Dressing Room 18' 11" x 9' 10" (5.76m x 3.00m)

Opening to the bedroom.

Principle Bedroom 20' 1" x 11' 3" (6.11m x 3.43m)

With a beautiful oak framed gable window with French doors opening to the balcony enjoying fabulous uninterrupted countryside views. A roof window to the rear helps make this room bright and airy.

En-Suite Bathroom 10' 8" x 9' 10" (3.25m x 3.00m)

With roof window to the rear. Beautifully furnished bathroom with 1800mm shower cubicle with mains shower, roll top slipper tin bath, low level WC and twin glass bowl sinks set on a rustic reclaimed wooden bathroom vanity table. Slate floor tiles and slate herringbone wall tilling, Heated ladder towel rail.

Outside

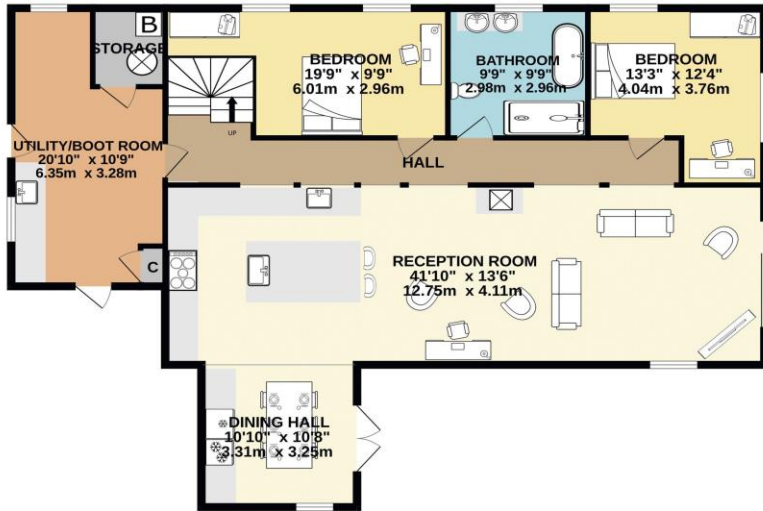
The property is approached along a private drive with post and rail fencing with lighting. To the front of the barn is a large parking/turning area. There is gravelled seating to the side with access leading to the paddock. On the opposite side of the barn is an outside kitchen/dining area perfect for entertaining with large feature brick open fireplace.



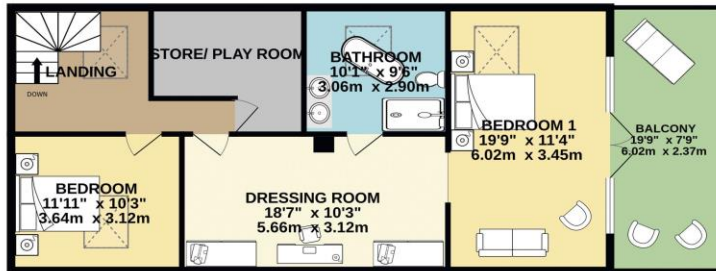




GROUND FLOOR
1458 sq.ft. (135.5 sq.m.) approx.

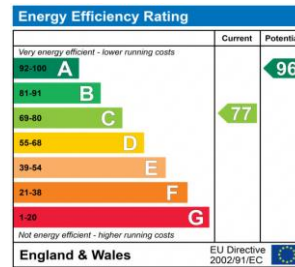


1ST FLOOR
824 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 2282 sq.ft. (212.0 sq.m.) approx.

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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1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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