

Symonds
& Sampson



Pippins Barn

Coxs Farm, Silver Street, Kingsbury Episcopi, Somerset

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Coxs Farm, Silver Street
Kingsbury Episcopi
Somerset TA12 6AX



- Exceptional Detached Barn Conversion
 - Flexible Accommodation
 - South Facing Garden
- Double Car Port & Ample Parking
- Very Bright & Airy
- Very Unusual Property With Much Character
- Feature Hamstone Internal Pillars & Exposed Stone/Brick
- Magnificent Kitchen/Dining/Family Space

Guide Price **£775,000**

Freehold

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THE PROPERTY

Tucked away in the charming and very sought-after village of Kingsbury Episcopi, this exquisite detached barn conversion offers a unique blend of rustic charm and modern luxury together with very flexible accommodation.

One of this properties' most salient features must be the fabulous fitted kitchen/dining/family room along with a very spacious central reception room/area and a large sitting room enjoying the warmth of a large woodburner and a southerly view to the garden. With five well-appointed bedrooms (four being en suite), each designed to provide comfort and privacy, this home is ideal for families or those seeking ample space for guests or retirement.

The property is set within a generous plot, providing parking for several vehicles, a rare find that adds to the appeal for those with multiple cars or visiting friends and family.

This barn conversion not only showcases stunning architectural features, including very impressive internal floor to ceiling hamstone pillars, exposed timbers to the first floor bedrooms, but also offers a lifestyle of tranquillity in a picturesque setting, enjoying a south facing garden.

ACCOMMODATION

The accommodation comprises a fabulous central reception hall, family room, generous kitchen/dining/breakfast room, separate dining room/snug, large sitting room, utility room, cloakroom/wc, three ground floor bedrooms (two en suite), first floor galleried landing with study area, two further bedrooms again both en suite.





OUTSIDE

The property has a brick paviour initial entrance drive with an electric gated entrance leading to a substantial gravelled parking/turning area for several vehicles, in turn leading to a DOUBLE CAR PORT/GARAGE. There is a further gravelled area with space to provide further parking/storage, two wooden sheds and a covered store area and a personal gate.

To the rear is a generous decking area servicing one of the ground floor en suite bedrooms and the central reception area, which would be ideal for your early morning



coffee/breakfast! Adjacent to this is a stone raised garden/planted beds and a pathway leading around to the main garden.

The main garden, being south facing enjoys all the light required to enjoy this garden in its full! There is a large paved terrace leading to the main garden, being laid to lawn along with mature strategically planted trees, shrubs and bushes, together with two further decking areas, one being covered. Adjacent to this is a wooden SUMMERHOUSE.

SITUATION

Kingsbury Episcopi was crowned 'Somerset Village of the Year 2018' and offers a range of local facilities, including a community shop with cafe and Post Office, public house, recreation ground, primary school in nearby Stembridge and two churches. Further, everyday amenities can be found in the nearby village of Martock, including a selection of shops, co-op supermarket, bakery, butchers, doctors' surgery, pharmacy, dentist, veterinary clinic, public houses, restaurant, library and primary school. The main A303 trunk road is approximately 3.5 miles away, providing easy access to London/Exeter. A more comprehensive range of



amenities can be located in the nearby regional town of Yeovil and Crewkerne, including supermarkets, mainline railway stations and hospitals.

DIRECTIONS

What 3 words:
 ///brochure.reissued.nibbles

SERVICES

Mains water, drainage and electricity. LPG heating (underfloor to the ground floor, radiators to the first floor) was installed in 2025.

Air conditioning unit.

Broadband - Superfast broadband is available. (70.1 Mbps)

Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Council Tax Band: F

Flood Risk: Very Low

Kingsbury Episcopi, Martock

Approximate Area = 2841 sq ft / 263.9 sq m (excludes void)

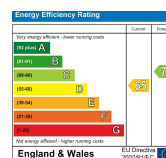
Summer House = 152 sq ft / 14.1 sq m

Total = 2993 sq ft / 278 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1383615



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