





Offers over £500,000

To View:

Holland & Odam  
3 Farm Road, Street  
Somerset, BA16 0BJ  
01458 841411  
street@hollandandodam.co.uk



3



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1

Energy  
Rating

C

Council Tax Band C



**Services**

Mains electricity and water are connected. Air Source central heating system. Under floor heating. Private drainage - Septic tank

**Local Authority**

Somerset Council  
03001232224  
somerset.gov.uk

**Tenure**

Freehold

## Directions

From Street, proceed west along the A39 towards the M5 and Bridgwater. Walton is the first village. Continue through the village and, on leaving Walton, Riggiston Barns will be found on the left-hand side, clearly identified by our For Sale board.

## Description

Situated on the edge of the popular village of Walton, this beautifully presented three-bedroom semi-detached converted barn offers stylish, modern accommodation within an attractive and characterful setting. Deceptively spacious throughout, the property has been thoughtfully designed to provide flexible living space that offers far more than first meets the eye. The home is well presented throughout and ideal for purchasers seeking a property that is ready for immediate occupation. Enjoying a pleasant village-edge position while remaining convenient for local amenities and transport links, this is a property that must be viewed to be fully appreciated and should not be overlooked.

Upon entering the property, you are welcomed into a spacious open-plan living, dining and kitchen area which, while open in design, offers clearly defined areas creating a superb social space ideal for both family life and entertaining. Bright and welcoming, the room is flooded with natural light from an abundance of windows, with underfloor heating running throughout the ground floor accommodation. The kitchen is well appointed and finished with high-gloss wall, base and drawer units, complemented by a range of integrated Neff appliances including a dishwasher, fridge freezer, double oven and hob, together with the addition of a wine cooler. A useful utility cupboard provides plumbing for additional appliances. The dining area comfortably accommodates a family-sized table and chairs, with the added benefit of an under stairs storage cupboard. The living area benefits from an impressive high ceiling, enhancing the sense of space, with a wood-burning stove positioned in the corner providing a warm and cosy focal point. Steps lead up to the rear hallway where there is a useful cupboard for coats and shoes, along with access to the rear garden and side of the property, providing convenient access to the driveway. Two of the three double bedrooms are located off the hallway, both well proportioned and enjoying windows overlooking the rear garden, one with a built-in storage cupboard and the other with a fitted wardrobe. Completing the ground floor accommodation is the stylish family bathroom, finished to a contemporary standard and comprising a shower enclosure, bath, vanity unit with wash basin, WC and heated chrome towel rail.

## Location

Walton adjoins the western edge of Street in mid-Somerset. Local amenities including a Church, highly regarded Primary School, village hall and an excellent eating pub, The Royal Oak. The thriving centre of Street is 1 mile and offers more comprehensive facilities including both indoor and open air swimming pools, Strode Theatre and the complex of factory shopping outlets in Clarks Village. The historic town of Glastonbury is 3 miles and the Cathedral City of Wells 9 miles. The nearest M5 motorway interchange at Dunball, Bridgwater, (Junction 23) is 11 miles, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.





The west-facing rear garden has been thoughtfully landscaped to create an inviting outdoor space ideal for both relaxing and entertaining. A generous paved patio provides the perfect setting for al fresco dining and enjoying the evening sun, with attractive raised planters filled with mature shrubs adding colour and interest throughout the seasons. Steps lead up to an area of artificial lawn, offering a practical, low-maintenance space ideal for family use. Pedestrian access to the garage adds further convenience.

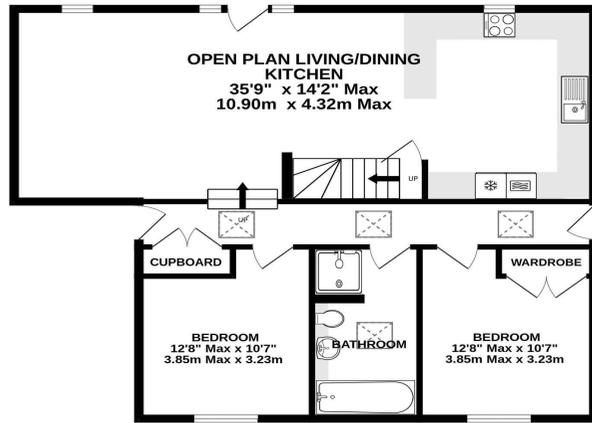
The front of the property enjoys excellent kerb appeal, with well-stocked herbaceous borders framing a central paved pathway, complemented by areas of artificial lawn to either side, creating an attractive and low-maintenance first impression. To the side a driveway provides parking for multiple vehicles and leads to a double garage fitted with up-and-over doors, power and lighting.



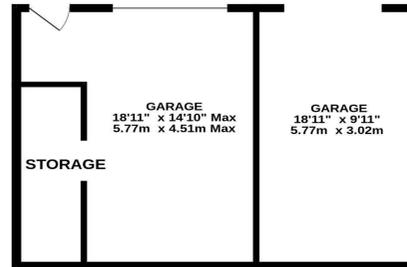
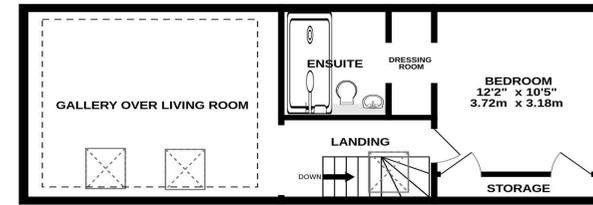
- Impressive open-plan living, dining and kitchen designed for modern family life and entertaining.
- Striking light-filled living area with an impressive high ceiling and a wood-burning stove.
- Well appointed contemporary kitchen with sleek high-gloss units, Neff appliances and the addition of a wine cooler.
- Flexible accommodation offering three double bedrooms over two floors, highlighted by a principal suite with dressing room and en suite.
- Attractive west-facing garden offering a private outdoor retreat, complete with a generous patio and low-maintenance landscaping.
- Extensive driveway parking complemented by a double garage with power and lighting.



GROUND FLOOR  
1417 sq.ft. (131.7 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1924 sq.ft. (178.7 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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