



Huish Barns, Washford, TA23 0NY

welcome to

Huish Barns, Washford

A beautifully presented Grade II listed character semi detached barn conversion affording well presented, light and spacious three bedroom living accommodation in an attractive village location with parking and pretty, enclosed gardens - viewing recommended.



Description

The conversion of Huish Barns was undertaken in around 2007 and the property is listed as being of architectural interest. Of attractive pillared stones with timber infill's under slated roofs the property affords particularly good sized character living accommodation which enjoys excellent day lighting and retains many of the original character features including vaulted ceilings throughout the upper floor, the living room also featuring a double height section at one end which is most appealing. The principle room is a kitchen/dining/living room which is very impressive and forms a lovely hub to the property. One bedroom is present on the ground floor with en-suite facilities whilst two further bedrooms are present on the first floor one opening into a study area which overlooks the living room. There is some excellent joinery throughout this property and combines with the original features to make this a singular and most appealing property that is thoroughly recommended by the selling agents for internal inspection.

Entrance Hall

With hard wood flooring, radiator and two double glazed windows with aspects to the front.

Cloakroom

Attractively fitted with low level WC, wash hand basin, extractor fan and radiator.

Sitting/Dining Room/Kitchen

38' x 12' (11.58m x 3.66m)

Kitchen Area - Fitted with a range of wall and base level units, inset one and a half bowl sink and drainer with mixer tap, ample work surfaces with tiled splash backs, Integrated fridge, freezer and dishwasher, built in oven and electric hob with extractor over, breakfast bar, radiator, hard wood flooring,

Sitting/Dining Area - Enjoying a light aspect with vaulted ceiling and continuation of hardwood flooring, television and telephone points, attractive exposed wood beams, double glazed window with an aspect to the rear, two sets of double glazed windows with aspects to the front and two sets of double glazed double doors with double glazed windows to either side giving access and aspects to the front.

Inner Hall

Hardwood flooring, stairs rising to the first floor landing and useful under stairs storage cupboard.

Utility Room

7' 10" x 4' 9" (2.39m x 1.45m)

Fitted with a range of wall units, sink and drainer with mixer tap incorporated into work surfaces with tiled splash backs, space and plumbing for a washing machine, space for a tumble dryer, extractor fan and tiled flooring.

Bedroom Three

16' 8" max x 9' 9" (5.08m max x 2.97m)

Double glazed window with an aspect to the side and two double glazed windows with aspects to the front, hard wood flooring, feature wood beams, television point, radiator and door to;

En-Suite

Attractively fitted with enclosed shower cubicle, low level WC, wash hand basin, extractor fan, wall light with shaving point, heated towel rail and tiled flooring.

Landing

With storage cupboard, double storage cupboard, radiator, a double glazed Velux window with an aspect to the rear and a double glazed Velux window with an aspect to the front.

Bedroom One

17' 1" max x 10' 4" (5.21m max x 3.15m)

A light and spacious room with vaulted ceiling, double glazed Velux window with an aspect to the front, double glazed Velux window with an aspect to the side and a large feature triangular shaped double glazed window with an aspect to the side, television and telephone points, large storage cupboard/walk in wardrobe, radiator.

Bedroom Two

16' 9" x 12' (5.11m x 3.66m)

Attractive vaulted ceiling, double glazed Velux window with an aspect to the rear, two double glazed Velux windows with aspects to the front, storage cupboard, double storage cupboard, television point, radiator and double doors opening onto;

Mezzanine Study

12' 3" x 7' 5" (3.73m x 2.26m)

With gallery overlooking the living room, ideal as a home office or snug with ample space for desk, sofa and storage.

Bathroom

White suite comprising panel enclosed bath with shower fittings and over bath shower and screen, pedestal hand wash basin, low level WC and tiled floor. Heated towel rail.

Outside

To the front of the property there are two allocated parking spaces and a good sized garden shed. A paved pathway leads from the parking area to the front door. A paved area runs adjacent with the front of the property with the front garden being laid predominantly to lawn with a mature shrub border to the left hand side. The whole garden enjoys a good degree of privacy.



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Huish Barns, Washford

- Beautiful Grade II Listed Barn Conversion
- 38' Sitting/Dining Room/ Kitchen - Utility Room
- Three Double Bedrooms - En-Suite & Bathroom
- Mezzanine Study - Vaulted Ceilings - Oak Flooring
- Enclosed Gardens - Parking - Useful Garden Store

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£379,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107368 - 0003

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fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk