



## Trinity Barn

Church Path, Aller, TA10 0QW

George James PROPERTIES  
EST. 2014

# Trinity Barn

Church Path, Aller, TA10 0QW

Guide Price - £679,950

Tenure – Freehold

Local Authority – South Somerset District Council

## Summary

Trinity Barn is a substantial detached home offering bright and spacious accommodation. The barn was converted in 2005 with well designed living space, there is a large sitting room/dining room and impressive kitchen/breakfast room. To the first floor there are three double bedrooms and two bathrooms. The third bedroom has a staircase leading to an attic area creating an informal bedroom/playroom. A private driveway offers comfortable parking and turning space for numerous vehicles with two garages and separate office/workshop. A detached stone outbuilding is currently used as a work area but plans have been made to create a self contained annexe or holiday cottage. To the rear and side of the barn are landscaped gardens with useful covered seating/dining area completely screened from the elements.

## Amenities

Situated in the village of Aller approximately a mile northwest of Langport. Langport town centre offers an excellent range of everyday amenities including a selection of shops, Tesco supermarket, churches, bank, doctors and dentists surgeries. Langport also benefits from a Library, public houses and restaurants. There are also schools for all ages including the well known Huish Episcopi Academy and Sixth Form. There are railway stations located in Taunton, Castle Cary and Yeovil. The property is also well served with road links with the A303 and M5 motorway situated within easy reach.

## what3words

///rationed.thud.whirlpool

## Services

Mains water, drainage and electricity are all connected. Oil fired central heating to radiators. Council tax band F.

## Directions

From Taunton take the A361 to Othery, turn right on the A372 leading into the village of Aller. From the centre of the village turn right into Church Path and the property is on the left hand side. From Langport take the A372 to Aller and turn left into Church Path.



#### Porch

Part glazed door to the porch with entrance door leading to the entrance hall.

#### Entrance Hall

With stairs leading to the first floor, radiator and tiled floor.

#### WC

With low level WC wash hand basin and radiator.

#### Sitting Room/Dining Room 23' 0" x 15' 6" (7.00m x 4.72m)

With windows to the front and rear. Full height window to the side and French doors to the garden. Beamed fire place housing cast iron wood burning stove. Two radiators. This room is currently carpeted but we understand there is a solid polished oak floor beneath.

#### Kitchen/Breakfast Room 16' 5" x 15' 5" (5m x 4.71m)

With windows to the front and door to the outside garden room. Modern kitchen with range of base and wall mounted units, granite work surfaces and ceramic one and a half bowl sink unit. Space for dishwasher, fridge and freezer. Full height cupboards with recess for fridge freezer. Two built in standard ovens with microwave over, four ring electric hob and stainless steel extractor hood. 2.6m oak top peninsula with cupboards under and breakfast bar.

#### Utility Room 8' 9" x 4' 11" (2.66m x 1.50m)

With Belfast sink unit, space for washing machine and tumble dryer. Floor mounted oil fired boiler.

#### Landing

With roof window, radiator and built in airing cupboard.

#### Bedroom 1 15' 7" x 14' 3" (4.74m x 4.34m)

With window to the front and French doors with internal balustrade. Radiator and range of fitted wardrobes.

#### En-Suite Shower Room

With roof window. Bathroom suite comprising low level WC, wash hand basin and shower cubicle with mains shower. Radiator and fitted mirror.

#### Bedroom 2 15' 6" x 9' 10" (4.72m x 3.00m)

With window to the side and French doors with internal balustrade. Radiator and built in wardrobes. Part vaulted ceiling with exposed roof trusses.

#### Bedroom 3 12' 9" x 9' 7" (3.89m x 2.91m)

With window to the front and radiator. Built in double wardrobe. A staircase leads to an attic area which could be used as an informal bedroom area or playroom.



**Bathroom** 11' 6" x 7' 8" (3.50m x 2.34m)

With window to the front, low level WC and wash hand basin. Roll top freestanding bath and shower cubicle with mains shower. Heated ladder towel rail.

**Covered Outside Seating Area** 22' 4" x 18' 8" (6.80m x 5.70m)

A door from the kitchen leads to a large covered outside seating/dining garden room. Full height glass screening protects from the elements allowing for a comfortable area to entertain in all weathers. Decked floor raising to a stone patio with flower and shrub beds and mature vine.

**Outside**

A covered driveway leads to a large gravel courtyard providing parking and turning for numerous vehicles. Here there are two garages and office/workshop (see floor plans for sizes) A pedestrian gate leads to the private side garden, laid to lawn with flower and shrub beds, pond and mature trees. The landscaped rear garden has mature flower and shrub beds with gravelled paths.

**Outbuilding**

A substantial detached stone outbuilding is currently used as a workshop. (see floor plan for dimensions and layout) Architects plans have been drawn to convert this building into a self contained annexe/holiday cottage. Further information is available if required.





GROUND FLOOR  
112.6 sq.m. approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	72	78
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



1ST FLOOR  
71.2 sq.m. approx.

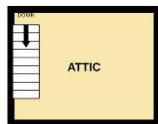


GROUND FLOOR  
52.5 sq.m. approx.

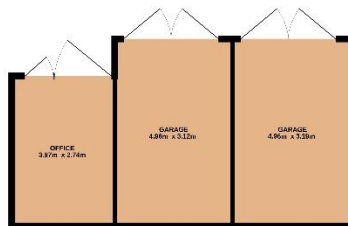


1ST FLOOR  
11.4 sq.m. approx.

2ND FLOOR  
11.4 sq.m. approx.



GROUND FLOOR  
42.1 sq.m. approx.



TOTAL FLOOR AREA: 195.1 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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1ST FLOOR  
11.4 sq.m. approx.



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