



The Barn House

Kirkham Street, Somerton, TA11 7NN

George James PROPERTIES

EST. 2014

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Kirkham Street, Somerton, TA11 7NN

Guide Price - £575,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

The Barn House is beautiful barn conversion conveniently situated just off the market place in Somerton. The property is very well presented and offered to a high standard with exceptional attention to detail throughout. The ground floor accommodation is partly open plan with large living area, dining room and kitchen. There is also a useful utility and WC. To the first floor there are four good size bedrooms and bathroom with the principle bedroom having an en-suite shower room. Outside there are enclosed South facing gardens which have been professionally landscaped along with private off road parking.

Amenities

Somerton was the ancient Capital of Wessex in the 8th century and a former market town. It then later became the County town of Somerset in the 13th/14th Century. There are good levels of amenities including some local, independent shops which you might like to explore throughout the town with quaint cafes where you can spend a day relaxing and enjoying lovely food within the beautiful old charm of a Market town. Somerton also offers a bank, library, doctor and dentist surgery; there are also several public houses, restaurants, churches and primary schools within the town. The Old Town Hall now houses the ACEArts Gallery and craft shop who present a varied, stimulating programme of exhibitions and related events throughout the year. A more comprehensive range of amenities can be found in the County town of Taunton to the west or Yeovil to the south. The mainline railway stations are located in Castle Cary, Yeovil and Taunton. The property is also well served by the A303 linking central London and the South West; the M5 can be joined at junction 23.

Services

Mains water, drainage, gas and electricity are all connected. Gas fired central providing under floor heating to the ground floor and radiators to the first floor. Council tax band F.



Kitchen/Dining Room 19' 8" x 13' 1" (6.00m x 4.00m)

With French doors to the front and window to the side, engineered oak flooring with under floor heating. Range of base and wall kitchen units with granite work surfaces over. Built in appliances including, fridge freezer, dishwasher and double oven. There is a large central island unit with, granite work top, wine fridge and four ring gas hob with extractor unit over.

Utility Room 6' 7" x 6' 3" (2.00m x 1.91m)

With fitted base units and space for washing machine and tumble dryer. Wall mounted gas combination boiler.

Cloakroom

With low level WC and corner mounted wash hand basin.

Sitting Room 20' 1" x 19' 8" (6.13m x 6.00m)

With French doors to the front and glazed door to the side. Range of fitted storage units with contemporary mains gas flame fire place.

Landing

A large gallery landing with window to the front and radiator.

Bedroom 1 12' 2" x 12' 11" (3.70m x 3.94m)

With window to the side, built in wardrobes and radiator.

En-suite Shower Room

With low level WC, wash hand basin with vanity cupboard. Shower cubicle with mains shower incorporating a rain showerhead. Ladder towel rail and extractor.

Bedroom 2 12' 1" x 10' 10" (3.68m x 3.29m)

With steps leading to French doors giving access to an exterior stone balcony with stone steps to the garden. Radiator and built in wardrobes.

Bedroom 3 15' 1" x 9' 2" (4.61m x 2.80m)

With full height window to the front, built in wardrobes and radiator.

Bedroom 4 12' 10" x 7' 1" (3.90m x 2.16m)

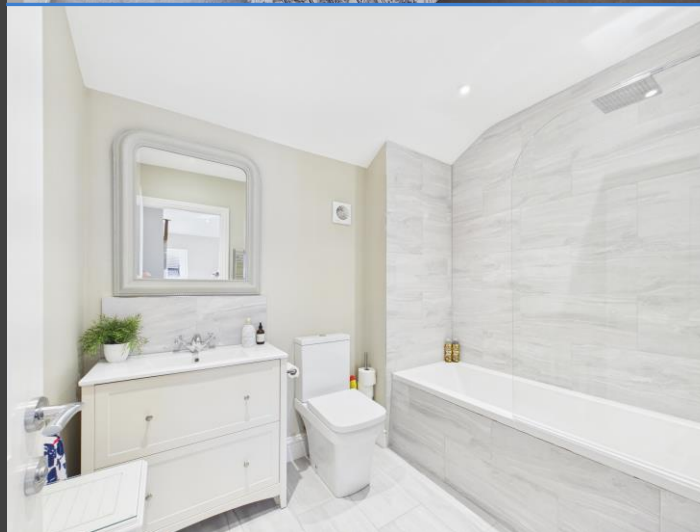
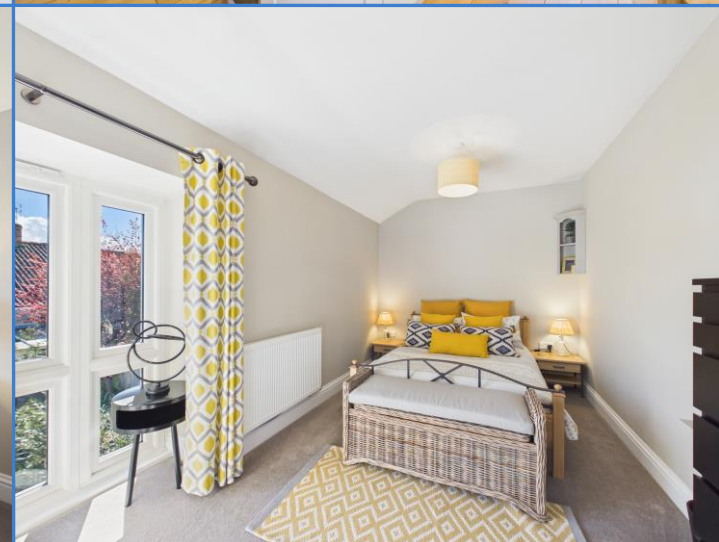
With window to the front and radiator.

Bathroom

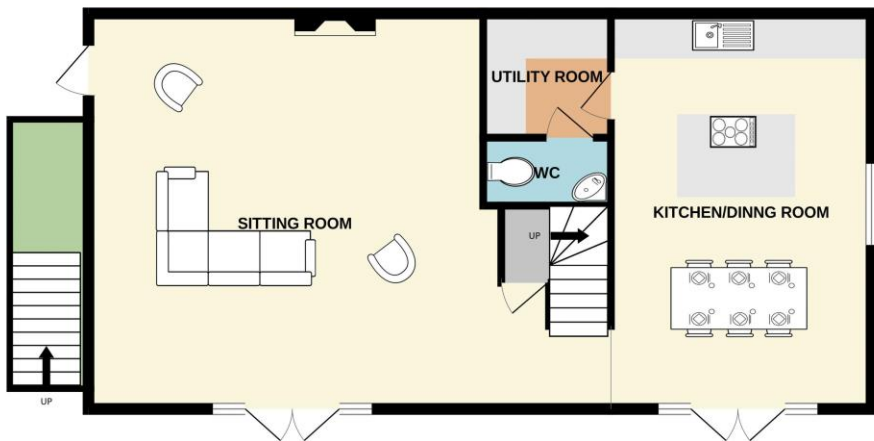
With low level WC, wash hand basin with vanity cupboards under, panelled bath with shower over with rain head and shower screen. Ladder towel rail and extractor.

Outside

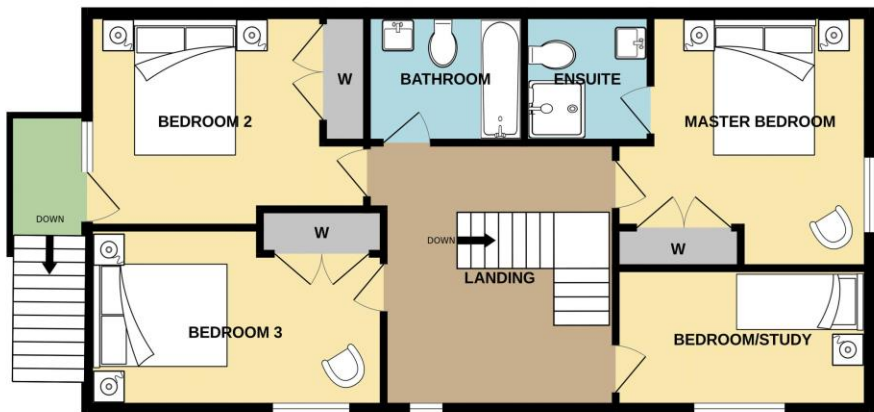
From Kirkham Street a private shared drive leads to an off road parking area with outside water tap. There is a range of sheds offering plenty of storage. A pedestrian gate gives access to the front of the barn with south facing terrace, various outside lighting and path leading to the garden. The garden has been professionally landscaped with patio areas, water feature and large pergola with fitted light. There is a lawned garden and small summerhouse.



GROUND FLOOR
73.1 sq.m. approx.



1ST FLOOR
73.4 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		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		81	88

England & Wales EU Directive 2002/91/EC

TOTAL FLOOR AREA : 146.6 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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