





£399,999

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy
Rating

F

Council Tax Band E



Services

Mains electricity, water and drainage are connected. Oil fired central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Street proceed on the A39 towards Bridgwater through the villages of Walton and Ashcott. After approximately 6 miles turn right signposted to Edington. Proceed down hill to a crossroads. Turn left and follow this road into Chilton Polden, continue past the village post office and turn next right into Goose Lane. Goose Barn will then be found on the right hand side.

Description

A beautifully converted barn offering characterful accommodation arranged around a private courtyard in the sought-after village of Chilton Polden. The home features a spacious sitting room with a striking brick fireplace and wood-burning stove, a recently updated kitchen/breakfast room, and three versatile bedrooms. The main bedroom enjoys patio doors to the courtyard, while the family bathroom includes a roll-top bath and separate shower. Outside, a gated driveway leads to the enclosed courtyard with two detached outbuildings, ideal for a home office or studio. The property also offers scope for further garden development, creating a peaceful and private retreat.

At the front, a UPVC entrance door opens into the hallway, leading through to the kitchen. From here, ledge and brace doors provide access to the cloakroom, which includes a WC and wash hand basin, as well as to bedroom three, which can also serve as a dining room. This room features a front-facing window and loft access. The recently updated (January 2025) kitchen/breakfast room offers a range of wall, base, and drawer units, an integrated dishwasher, and space for a range cooker, washing machine, and upright fridge/freezer. The room is enhanced by exposed wooden beams and a front-facing window. The sitting room is a standout feature, boasting a large brick fireplace with a heavy wooden beam and a wood-burning stove. Steps lead up to a gallery landing, where a door opens into a loft room with two Velux windows, previously used as a bedroom. The sitting room also features an attractive A-frame wooden beam.

From the sitting room, a rear hall with a partially exposed stone wall leads to two double bedrooms and the family bathroom. Bedroom one is a spacious double with patio doors opening onto the courtyard garden, while bedroom two, also a generous double, includes a window overlooking the courtyard and a pedestal wash hand basin in one corner. The family bathroom is well-appointed with a roll-top bath, a separate shower enclosure with both an overhead shower and an electric hand shower, a WC, and a wash hand basin.

Location

Chilton Polden is a popular village situated on the Polden Hills which is conveniently located for access to the M5 J23 at Dunball, some five miles distance. The neighbouring village offers local amenities including, Village Hall, Doctors surgery and Post Office/shop at Gwilliams Store. There is an excellent primary school in the neighbouring village Catcott along with two further pubs. More comprehensive facilities can be found in Bridgwater to the West and Street to the East. The thriving centre of Street is approximately 7 miles and offers facilities including Strode Theatre, Strode College, both indoor and open air swimming pools and a wide range of shops including Clarks Village - complex of factory shopping outlets. The major centres of Bristol, Taunton and Exeter are each within driving distance.





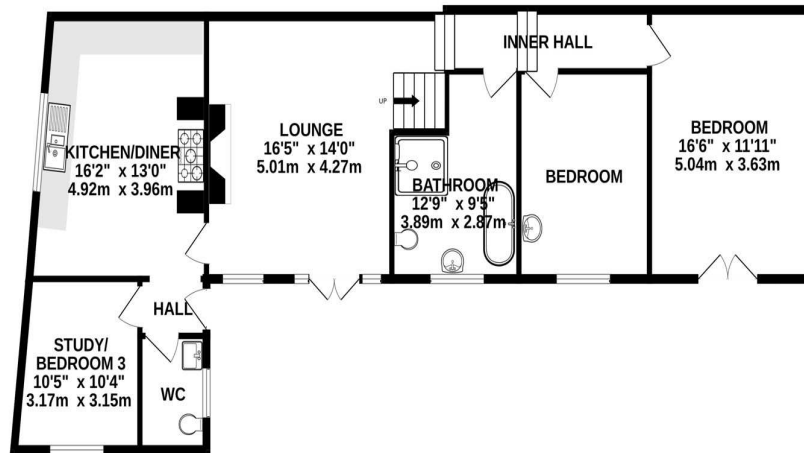
Outside, the property is approached from Goose Lane via a wooden gate with an ornate tiled canopy over. This opens out onto a large gravel driveway and a walled courtyard being enclosed and affording security. Significantly there are two purpose-built detached outbuildings, the first of which has double wooden doors and inner glazed doors, presenting an ideal opportunity to be utilised as a studio/home office space. The second building currently a secure store, offers further potential to be used for similar purposes. The remaining space, affords further potential to be cultivated into a secluded, more formal garden.



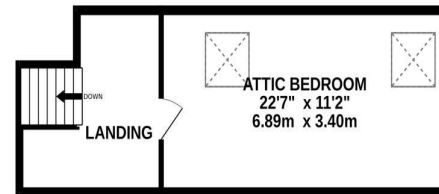
- Thoughtfully converted barn arranged around a private courtyard in the sought-after village of Chilton Polden.
- Entrance hall leads to a kitchen with exposed beams, updated in January 2025, featuring fitted units, an integrated dishwasher, and space for a range cooker, washing machine, and fridge/freezer.
- Spacious sitting room with a large brick fireplace, a heavy wooden beam, a wood-burning stove, and an A-frame wooden beam, adding charm and warmth.
- Unique gallery landing leads to a versatile loft room with two Velux windows, previously used as an additional bedroom.
- Two generously sized double bedrooms, one with patio doors to the courtyard garden, the other with a courtyard-facing window and a wash hand basin.
- Well-appointed family bathroom with a roll-top bath, separate shower enclosure with overhead and hand-held shower, WC, and wash hand basin.
- Additionally, off the entrance hall, there is a third bedroom/dining room and a further door to a cloakroom.
- Gated entrance from Goose Lane opens onto a large gravel driveway and enclosed courtyard with two detached outbuildings, ideal for use as a studio, home office. or secure storage.



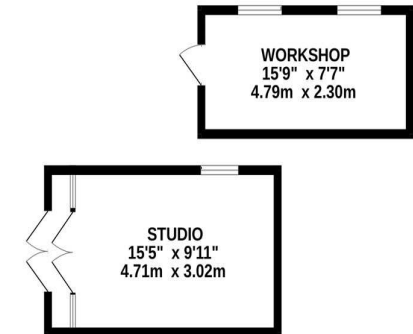
GROUND FLOOR
1069 sq.ft. (99.4 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



OUTBUILDINGS
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 1708 sq.ft. (158.7 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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