



Church Farm Barn, Stoke-Sub-Hamdon, TA14 6UF

welcome to

Church Farm Barn, Stoke-Sub-Hamdon

A stunning six bedroom detached barn conversion, situated within the desirable village location of Stoke Sub Hamdon & beautiful countryside backdrop and views. The accommodation is presented in excellent decorative order boasting a wealth of space, character, versatility & natural light throughout.



Entrance

Double glazed door to the front, with windows to the either side, opening into;

Large Entrance Porch

Exposed ceiling beams. Wall light point. Radiator. Door opening into:

Large Entrance Hall

A welcoming entrance hall with remote control sky light window and exposed ceiling beams. Storage cupboard. Wall light points. Two radiators. Double doors opening into the dining room.

Cloakroom

Double glazed window to the front. Suite comprising wash hand basin and WC. Wall light points. Radiator.

Dining Room

17' 9" x 17' 1" (5.41m x 5.21m)

A lovely light and social room, perfect size for entertaining. Double glazed window to the front with two additional sky light windows. Space for dining table and chairs. Wall lights. Exposed ceiling beams. Two radiators. Opening into:

Drawing Room

17' 7" x 14' 6" (5.36m x 4.42m)

Double glazed window to the rear, overlooking the garden. Feature fireplace with bespoke fitted cabinets inset to the alcoves. Exposed ceiling beams. Double glazed French doors to the rear, opening to the garden. Door opening into:

Snug

14' 6" x 8' 9" (4.42m x 2.67m)

A lovely peaceful room, ideal for home office or reading room. Two double glazed windows to the side, overlooking the garden. Contemporary wall mounted fire. Exposed ceiling beams. Wall light points. Two radiators.

Fitted Kitchen

17' 2" x 17' 1" (5.23m x 5.21m)

A super open and light family room with two remote control sky light windows and double glazed window to the side. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Aga cooker with cooker hood over. Integrated eye level oven and

microwave/oven/grill. Built in dishwasher. Space for American style fridge/freezer. Good size space for dining table and chairs. Panty/larder cupboard. Feature log burner. Exposed beams to the ceiling. Two sets of double glazed French doors, both opening up onto the patios and garden.

Bedroom five

19' 3" x 10' 6" (5.87m x 3.20m)

Double glazed window to the rear, overlooking the garden. A range of fitted wardrobes and dressing table. Exposed ceiling beams. Wall light points. Radiator. Double glazed French doors to the rear opening to the garden. Door opening into:

En Suite

Double glazed window to the rear. An impressive five piece suite comprising enclosed Jacuzzi bath with mixer tap, walk in corner, shower cubicle, wash hand basin, bidet and WC. Fitted vanity unit with storage below. Shaver point. Fully tiled. Exposed ceiling beams and inset spotlights to the ceiling. Radiator.

Bedroom Six/ Study

10' 8" x 8' 1" (3.25m x 2.46m)

A lovely versatile room with double glazed window to the front. Space for freestanding furniture. Exposed ceiling beams. Radiator.

Internal Hall

Two sky light windows providing ample natural light. Airing cupboard with fitted shelving and water tank. Further storage cupboard. Two radiators. Double glazed door to the rear, opening to the patio.

Bedroom Four

15' 4" x 12' 8" (4.67m x 3.86m)

Double glazed window to the front. A range of fitted wardrobes with vanity unit and drawers. Exposed ceiling beams. Radiator.

Bedroom Three

13' 4" x 12' 8" (4.06m x 3.86m)

Double glazed window to the front. A range of built in wardrobes. Exposed ceiling beams. Inset spotlights over the dressing tables. Radiator.

Bedroom Two

10' 11" x 10' 6" (3.33m x 3.20m)

Double glazed window to the side. Exposed ceiling beams. Radiator.

Bedroom One

15' x 13' 5" (4.57m x 4.09m)

Double glazed window to the rear. Excellent multi purpose room offering ample space. Exposed ceiling beams. Radiator. Double glazed French doors opening on to the large patio and garden.

Utility

7' 7" x 7' 7" (2.31m x 2.31m)

Double glazed window to the rear, overlooking the patio. Fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Plumbing for washing machine and tumble dryer. Access to the loft space. Radiator.

Bathroom

Double glazed window overlooking the patio. A lovely four piece suite comprising enclosed Jacuzzi bath with mixer tap and shower attachment, open walk in shower and wash hand basin and with hands free electric flush WC inset to fitted vanity unit. Ample storage and light up mirror. Shaver point. Fully tiled. Inset spotlights to the ceiling. Radiator. Under floor heating.

Double Garage

17' 3" x 15' 5" (5.26m x 4.70m)

Electric roller door to the front with personal door to the side, opening into the side hall. Power points, electric and water.

Front

A private courtyard to the front of the property owned by the neighbours, provides access to the barn and the neighbours opposite. The property has full access to two parking spaces in front of the property and double garage, plus, private enclosed parking for up to 7/8 cars within the rear boundary of the property.

Rear Garden

A beautiful, fully enclosed sunny, rear garden (safe for children and pets). The garden is mainly laid to lawn with large patios for seating and entertaining and a walkway abutting the full length of the property. The garden is bordered with plants, shrubs and a central rockery. It features a lovely archway that leads to a large cabin-come-workshop-come-winter storage for garden furniture. It also has a second, smaller summerhouse which is insulation and boarded inside and has overhead lighting and power-points, presently used as a cosy hobby space.

Alongside the kitchen window there is a large 5ft x 3ft Gazebo with a tiled roof. Used as a seating area shaded from the mid-day sun. Used in winter to store garden furniture etc.

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Church Farm Barn, Stoke-Sub-Hamdon

- Detached Barn Conversion
- Six Bedrooms with En Suite to Master
- Spacious & Versatile Accommodation
- Abundance of Character Features
- Double Garage & Driveway Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£1,200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEO108970 - 0007

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