



The Cowshed



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Woodend Farm, Bishopswood, Chard, TA20 3RZ  
Ilminster 7.5 miles, Taunton 10 miles

An attractive four-bedroom barn conversion with no onward chain, set within the tranquil Blackdown Hills AONB

- Detached barn conversion
- Two ground floor bedrooms, one en-suite
- Two first floor bedrooms, family bathroom
- Terrace and paddock extending to 0.4 acre
- Council Tax band TBC
- Kitchen/dining/living room
- Cloakroom with wc
- Large terrace with hot tub
- Parking for 3 cars
- Freehold

Guide Price £575,000

## SITUATION

The property is located in the village of Bishopswood, which is easily accessible with Taunton being 10 miles distance and is within easy reach of the World Heritage Jurassic Coast of Lyme Regis. There is also a popular pub in the village itself and the neighbouring village of Buckland St Mary has its own Primary school. Taunton is well known for its outstanding schools in both the independent and state sectors and provides a comprehensive range of shopping and sporting facilities.

The Blackdown Hills offer countless riding and walking opportunities. The communications are excellent with the A303 being two miles away and the M5 is within easy reach at Taunton. Taunton also provides a mainline railway station with regular trains to London Paddington; Honiton and Crewkerne provide rail access to London Waterloo.

## DESCRIPTION

The Cow Shed is an exceptional barn conversion offering generous living space, charming character features and beautiful countryside views. Set in a peaceful rural position within the Blackdown Hills Area of Outstanding Natural Beauty, this exquisite home blends modern comfort with rustic style. With four double bedrooms, a showpiece open-plan kitchen/living/dining room and outdoor space designed for low maintenance enjoyment, it's an ideal countryside retreat.



## ACCOMMODATION

A spacious and welcoming hall featuring a distinctive curved wall, leading to two ground-floor bedrooms, the cloakroom, and the main living area. Stairs rise to the first floor. A cloakroom is accessed via a sliding door and fitted with WC, wash basin and extractor fan. The kitchen/dining/living room is a superb open-plan room with double doors opening onto the terrace and panoramic countryside views. The kitchen is fitted with integral dishwasher, washer/dryer, tall fridge/freezer, electric oven and hob with cooker hood and a range of wall and base units with worktops and sink with mixer tap. A woodburning stove creating a cosy focal point in the living area.

Bedroom one is a light and airy double bedroom with fitted wardrobe and access to an en-suite with shower cubicle, WC, wash basin and tiled flooring. Bedroom two is a generous double room currently arranged as a twin, offering excellent floor space.

To the first floor is a landing leading to bedroom three, a spacious double bedroom with countryside views, radiator and fitted wardrobe, and bedroom four which is another well-proportioned double bedroom with side-aspect window and radiator. The family bathroom is stylish and modern featuring a freestanding bath with mixer tap, separate mains-powered shower enclosure WC, wash basin, extractor fan and radiator

## OUTSIDE

At the front of the property is parking for three vehicles. To the rear is a large, low-maintenance paved terrace, ideal for outdoor dining and relaxation with far-reaching views over the additional land and neighbouring countryside with converted outside bar. A hot tub is included for enjoying the scenery in comfort. A gate leads to the paddock which extends away from the property and is grass with field hedging.

## SERVICES

Mains electricity and water. Private drainage - treatment plant shared with neighbour and located on The Cowshed's land. Central heating - air source heat pump with underfloor heating to the main living space. There is a right of way (to be formalised) to allow access and parking to the front, and access to the side, of the property. Ultrafast broadband available (Ofcom), mobile signal good outdoors (Ofcom). Please note the agents have not inspected or tested the services.

## DIRECTIONS

From Taunton take the B3170 south through Corfe and onto the Blackdown Hills. After approximately 2 miles take the turning left signposted to Bishopswood. In the centre of the village take the turning back to the left and the property will be found on the right hand side after a short distance.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



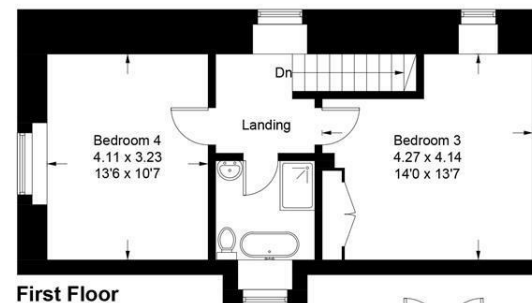
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	80
EU Directive 2002/91/EC			

5 Hammet Street, Taunton, TA1 1RZ

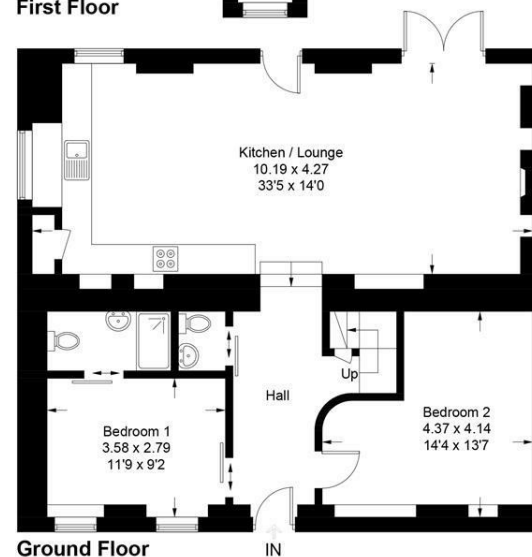
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Approximate Gross Internal Area = 132.7 sq m / 1428 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1288588)



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