



Jacobs Barn



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Hockpitt Lane, Over Stowey, Bridgwater, TA5 1EX

Taunton Town Centre 11.3 miles

A charming detached four bedroom barn conversion situated in an enviable position within the Quantock Hills, with attractive gardens and paddock extending to 1.2 acres with ample parking. No onward chain.

- Impressive Detached Barn Conversion
- Four Bedrooms (Master en suite)
- Open Plan Kitchen/Breakfast Room
- Retaining Many Period Features
- Council Tax Band E
- Wonderful Rural Position
- Two reception rooms
- Gardens and Paddock of 1.2 acres
- No Onward Chain
- Freehold

Guide Price £650,000

SITUATION

Jacobs Barn is situated in an elevated position within the hamlet of Over Stowey and close to the popular village of Nether Stowey. The property stands within the Quantock Hills, an area designated as being of Outstanding Natural Beauty. These hills provide opportunities for walking, riding and other rural pursuits. From the property views can be enjoyed over the adjoining farmland and beyond. The somewhat larger village of Nether Stowey is within about 1 mile and this provides local shopping facilities, good schooling, and Health Centre. The county town of Taunton can be reached over the hills and is about 10 miles distance, while the town of Bridgwater is about 9 miles. Both towns provide multiple shopping, leisure and schooling facilities, along with access to the M5 Motorway at Bridgwater Junctions 23 & 24 and Taunton Junction 25.



DESCRIPTION

An attractive detached barn conversion sat on a total plot of approximately 1.2 acres and situated in a wonderful semi rural position. Jacobs Barn is a substantial family home which has been sympathetically extended over the years, yet retaining the character features of its origins. The property has great potential to make your mark and is offered for sale with no onward chain.

ACCOMMODATION

The accommodation is arranged over two floors. A front door open into the entrance hall with stairs to first floor and door to the reception rooms. The sitting room has an open fireplace with woodburning stove exposed wooden floors, beams, exposed stone wall and double door opening out on to the rear terrace and garden. There is a separate room also having doors out to the garden and exposed wooden floors. Steps lead down to the kitchen breakfast room which is fitted with a range of blue painted shaker style units and triple aspect windows. There is a separate utility room and downstairs cloakroom. On the first floor there are four bedrooms and a bathroom. The master bedroom has an en suite bathroom.

OUTSIDE

There is a gravelled driveway providing parking for a number of vehicles and access to the paddock. The gardens the rear include a terrace and are tiered leading up to an area of lawn. There is a small copse and access to the paddock which is fenced and laid to pasture. The whole extends to 1.2 acres.

SERVICES

Broadband: FTTP—Superfast broadband is available—highest available download speed 66 Mbps, highest available upload speed 14 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Construction Type: Stone Construction

DIRECTIONS

Head west on the A39, taking the second turning for the village at the traffic lights. Turn almost immediately right, into Mill Lane and follow, passing the school and proceed until leaving the village. Take the next left turning and continue up the hill. Take the turning right into Hockpitt Lane and continue along for a short distance. The property will be found on your left hand side just past Hockpitt Barn.



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, floorplans 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.



Approximate Area = 2049 sq ft / 190.3 sq m
For identification only - Not to scale

Ground Floor

- Sitting Room: 5.78 x 5.37m (19' x 17'7")
- Dining Room: 5.77 x 3.80m (18'11" x 12'6")
- Utility: 2.60 x 2.11m (8'6" x 6'11")
- Kitchen / Breakfast Room: 7.41 x 6.97m (24'4" x 22'10")

First Floor

- Bedroom 1: 4.80 x 4.35m (15'9" x 14'3")
- Bedroom 2: 5.78 x 3.08m (19' x 10'1")
- Bedroom 3: 4.40 x 3.70m (14'5" x 12'2")
- Bedroom 4: 4.36 x 2.69m (14'4" x 8'10")

Ground Floor: 75 (Current) / 78 (Potential)

First Floor: 75 (Current) / 78 (Potential)

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhocom 2026. Produced for Stags. REF: 1449908



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	