



## Oath Hill Barn

Red Hill, Bridgwater, TA7 0JP

GeorgeJames PROPERTIES  
EST. 2014

# Oath Hill Barn

Red Hill, Bridgwater, TA7 0JP

Guide Price - £775,000

Tenure – Freehold

Local Authority – South Somerset District Council

## Summary

Oath Hill Barn is a stunning conversion completed in 2020. The barn has been transformed into a beautiful, spacious home where the owner has spent time completing the project to an exceptionally high standard with great attention to detail. The property includes special features including exposed beams and reclaimed red brick walls, there is a slight industrial feel to the interior finish with tubular steel and oak staircase along with special detailing to radiators and light fittings. Incredible thought has been put into the bathroom suites with high quality fittings and tiling. The design of the property centres around the spacious open plan living area including sitting room with wood burning stove, kitchen with large central island and bright dining area with part vaulted ceiling. The barn has a long private driveway with ample parking, outside dining area/kitchen with open fire place and adjoining paddock. In all totalling 2.25 acres.

## What3Words

///entire.supplier.depths

## Services

Mains water and electricity are connected. Oil fired central heating. Private drainage. Council tax band E.

## Dining Room 11' 1" x 10' 4" (3.38m x 3.16m)

French doors to side and window to the front. With flagstone style floor, part vaulted ceiling and roof window. Fitted units including a built in bin and space for American style fridge freezer. Opening to the kitchen area.

## Kitchen/Sitting Room 41' 10" x 13' 5" (12.75m x 4.10m)

This impressive living area has oak flooring, window to the front and patio doors to the side, free standing cast iron wood burning stove. Range of bespoke fitted kitchen units with preparation sink, built in dishwasher and fridge, LPG ranger cooker. Large central island unit/breakfast bar with polished concrete top and wide Belfast sink unit. An exposed reclaimed red brick and oak divide leads to an inner hall with stairs leading to the first floor.



**Utility Room** 20' 10" x 10' 6" (6.35m x 3.21m)

With glazed doors to the front and side and window. Base units with sink and space for washing machine and tumble dryer. Large built in cupboard housing oil boiler and hot water cylinder.

**Bedroom** 13' 7" x 9' 10" (4.13m x 3.00m)

With two windows to the rear. Oak flooring.

**Bedroom** 12' 3" x 9' 10" (3.74m x 3.00m)

With windows to the rear and side. Oak flooring.

**Bathroom** 9' 10" x 9' 8" (3.00m x 2.94m)

With window to the rear. Marble floor tiles, large 1800mm shower with mains shower, free standing slipper roll top bath. Low level WC, twin wash hand basins with vanity drawers. Heated towel rail.

**Landing**

With large roof window.

**Storage/Play Room** 10' 9" max x 9' 10" max (3.28m max x 3.00m max)

Useful storage area with no windows.

**Bedroom** 12' 9" x 9' 10" (3.88m x 3.00m)

Large roof window to the front.

**Dressing Room** 18' 11" x 9' 10" (5.76m x 3.00m)

Opening to the bedroom.

**Principle Bedroom** 20' 1" x 11' 3" (6.11m x 3.43m)

With a beautiful oak framed gable window with French doors opening to the balcony enjoying fabulous uninterrupted countryside views. A roof window to the rear helps make this room bright and airy.

**En-Suite Bathroom** 10' 8" x 9' 10" (3.25m x 3.00m)

With roof window to the rear. Beautifully furnished bathroom with 1800mm shower cubicle with mains shower, roll top slipper tin bath, low level WC and twin glass bowl sinks set on a rustic reclaimed wooden bathroom vanity table. Slate floor tiles and slate herringbone wall tilling, Heated ladder towel rail.

**Outside**

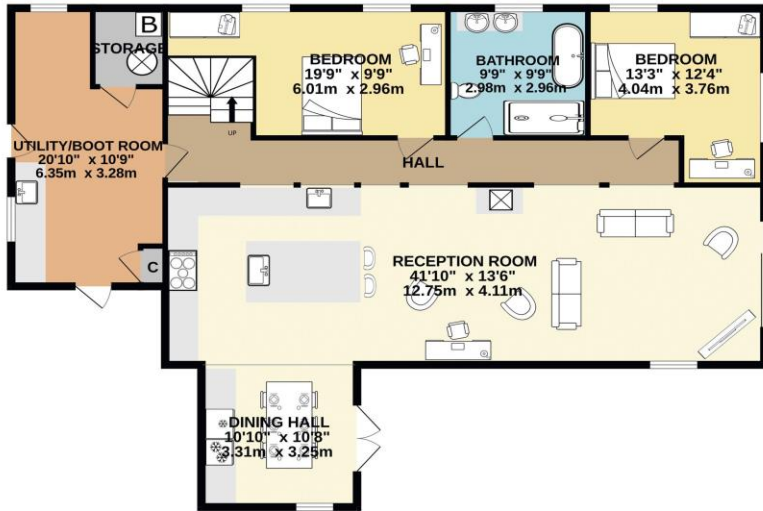
The property is approached along a private drive with post and rail fencing with lighting. To the front of the barn is a large parking/turning area. There is gravelled seating to the side with access leading to the paddock. On the opposite side of the barn is an outside kitchen/dining area perfect for entertaining with large feature brick open fireplace.



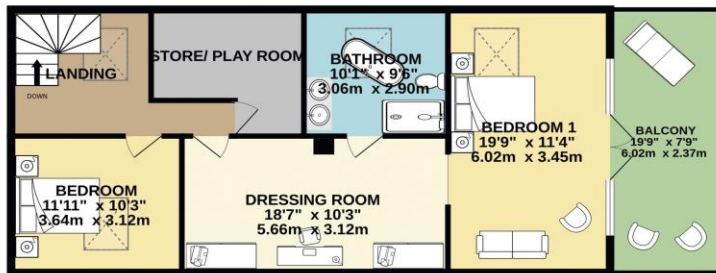




GROUND FLOOR  
1458 sq.ft. (135.5 sq.m.) approx.

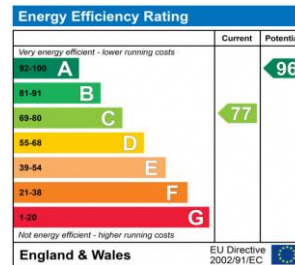


1ST FLOOR  
824 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 2282 sq.ft. (212.0 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.  
Made with Metropix ©2026



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: [somerton@georgejames.properties](mailto:somerton@georgejames.properties)

[www.georgejames.properties](http://www.georgejames.properties)



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.