

FOR SALE

Guide Price £475,000

Chestnut Barn

TRG Lawrence & Son

A stunning three-bedroom barn conversion blending timeless period charm with contemporary luxury.

Situated in a highly sought-after rural pocket, Chestnut Barn has been beautifully modernised and is presented in immaculate decorative order throughout. The property seamlessly pairs rich character features with the comforts of modern living, including full double glazing and oil-fired central heating.

The Ground Floor
The heart of the home is a lovely, light-filled kitchen and breakfast room, ideal for morning coffee and casual dining. For more formal hosting, a separate dedicated dining room flows beautifully into a warm, inviting sitting room. The ground floor is completed by highly practical additions, including a generous utility room and a separate cloakroom.

The First Floor
Upstairs offers three well-proportioned bedrooms. The master bedroom features its own private en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

Step Outside
The exterior is a true highlight, boasting a beautifully landscaped, tranquil garden perfect for outdoor entertaining. The property includes off-road parking for two cars, fully equipped with a modern EV charging point










HOME



Accommodation
Double glazed front door opening to:-

Entrance Hall
c.8’3 x 7’2 (2.51m x 2.18m)
With a radiator, feature wooden hat and coat hooks, 2 spotlights, door to:-

Cloakroom
With a pedestal wash hand basin, close coupled WC, radiator, extractor fan, ceiling light.

Dining Room
c.17’9 x 10’3 (5.41m x 3.12m)
With a double glazed window to the front aspect, exposed stone wall, radiator, 4 spotlights, stairs down to the kitchen/dining room, door to:-

Sitting Room
c.19’5 x 17’9 max > 13’10 (5.91m x 5.41m > 4.21m)
With double glazed patio doors to the garden, a wood burner with exposed brick surround and hearth, television point, radiator, 4 spotlights and 4 wall lights.











Kitchen/Breakfast Room
c.23'3 x 12'1 (7.08m x 3.68m)
With 3 double glazed windows to the rear aspect, 2 Velux windows also to the rear, fitted units comprising floor standing storage cupboards and drawers, with wooden working surface incorporating a 1&1/4 bowl single drainer sink unit with mixer tap, space and point for a range cooker with extractor cooker hood over, built-in fridge, built-in dishwasher, radiator, television point, exposed stone wall, exposed beams to the ceiling, 3 ceiling lights.



Utility Room
With floor and wall mounted storage cupboards, wooden working surface incorporating a single bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for a washing machine, space and point for a tumble dryer, radiator, extractor fan and laundry chute.

From the sitting room and dining room there are doors to:-

Inner lobby
With a radiator, exposed stone wall and stairs to the first floor accommodation.

Landing
With a Velux window to the rear elevation, exposed beams to the ceiling, 3 wall lights, 2 radiators, laundry chute, doors to:-







Bedroom 1
c.14’2 x 13’4 (4.31m x 4.06m)
With a double glazed window to the front elevation, exposed stone wall, is built-in wardrobes and storage cupboards, radiator, exposed beams to the ceiling, ceiling light, door to:-

En-Suite Shower Room
With exposed stone wall, shower cubicle, pedestal wash hand basin, close coupled WC, exposed beams to the ceiling, extractor fan, ceiling light.

Bedroom 2
c.14’1 x 8’2 (4.29m x 2.48m)
With a double glazed window to the front elevation, exposed stone wall, television point, radiator, exposed beams to the ceiling, ceiling light.

Bedroom 3
c.10’6 x 9’1 (3.20m x 2.76m)
With a Velux window, exposed stone wall, radiator, access to the loft space, exposed beams to the ceiling, ceiling light.

Family Bathroom
With a double glazed window to the front elevation, a suite comprising of a bath, fully tiled shower cubicle, close coupled WC, pedestal wash hand basin, exposed stone wall, heated towel rail, exposed beams to the ceiling, 2 ceiling lights and extractor fan.

Outside
There are 2 parking spaces allocated to the property with an EV charger, the garden is fully enclosed, laid mainly to lawn with flowerbeds housing a variety of mature trees, shrubs and flowers, there is a pathway giving access to a garden shed with power and light, a gravel pathway leading to a generously proportioned patio with outside water supply, power and lighting.

Council Tax band: - E

Utilities: - Mains electric & water, septic tank drainage system, oil fired central heating.

Construction: - Stone under a tiled roof with wooden double glazed windows.

Flood Risk: - Surface low, river and sea very low.

Primary School Catchment: - Cheddon Fitzpaine Primary School.

Secondary School Catchment: - Taunton Academy.

Service Charge: - £650.00 a year.

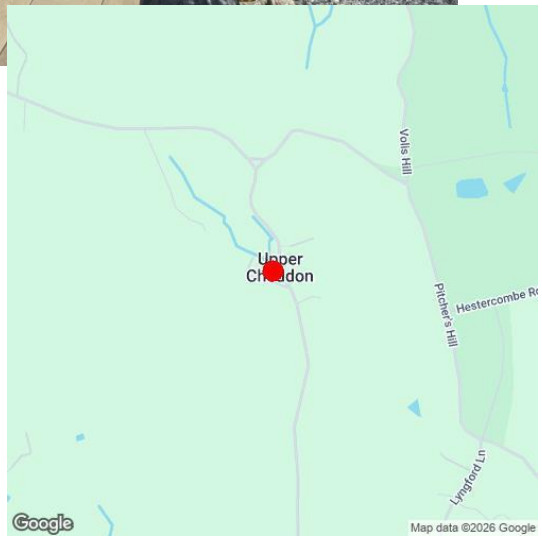








AWAITING FLOOR PLAN



Directions

Head out of Taunton up Cheddon Road and continue to the village of Cheddon Fitzpain, pass the school, round a sharp left hand bend and take the next left signed for Kingston St Mary, take a left fork ant the grass triangle, go round a left hand bend and turn almost back on yourself up the next driveway, follow the drive as far as you can go and the barn is on your right.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OFTHEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Cheddon Fitzpaine

AWAITING FLOOR PLAN

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm
Saturday 9.00am – 4.00pm
TRG Lawrence & Son. 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.