



THE OLD BARN

Cobhay, Near Milverton, Somerset



A GORGEOUS CONVERTED BARN OF CONSIDERABLE CHARACTER AND CHARM

With excellent equestrian facilities, outbuildings and a range of pasture paddocks,
in a peaceful location within lovely, unspoiled countryside on the Somerset/Devon borders

Summary of accommodation

Ground Floor: Cloakroom | Open plan kitchen/dining room | Sitting room | Conservatory | Study | Utility room

First Floor: Principal bedroom/bathroom suite | Two further bedroom/bathroom/shower room suites | Additional bedroom

Outside: Parking | Garden with chalet | Courtyard | Barn and outbuildings | Stable yard
Outdoor all weather riding arena | Pasture paddocks

In all about 8.01 acres

Distances: Milverton 3 miles, Wiveliscombe 3 miles, Wellington 6 miles, Taunton 10 miles
(All distances are approximate)

Guide price: £??????

SITUATION

The Old Barn is situated in beautiful unspoiled rolling countryside, close to the Somerset/Devon border, in between Exmoor and the Quantocks, Blackdown and Brendon Hills, about equidistant from the attractive and popular villages of Milverton and Wiveliscombe, to the north of Wellington and west of Taunton. Milverton has a thriving community with excellent amenities including a church, general store, post office, pubs, hairdressers and popular primary school. Wiveliscombe is also known for its friendly community with weekly farmers' market and good range of local facilities including shops, butcher, delicatessen, chemist, pubs, vets, library, medical Centre and primary and secondary schools.

The nearby town of Wellington has a Waitrose store, cinema and range of shops and facilities, as well as independent and state secondary schools. Taunton is the county town and has the more comprehensive selection of amenities including supermarkets, restaurants, pubs, hospital, cinema, theatre etc. It is the home of Somerset County Cricket Club and has three well respected independent schools, sixth form college and state secondary schools.

Oake Manor Golf Club lies nearby in Milverton, while Exmoor National Park is within easy reach to the north-west, providing breathtaking scenery and superb opportunities for outdoor pursuits. In addition, Pontispool, a respected equestrian facility, is situated approximately 20 minutes away.

At Wellington there is access onto the M5 motorway (Junction 26) and there are train stations at Taunton or Tiverton Parkway (about 12 miles) providing regular mainline services to London (Paddington)

THE PROPERTY

The Old Barn is a fine converted traditional barn and is one of four properties situated at Cobhay, including the original farmhouse, surrounded by rolling unspoiled farmland at the end of a long shared private drive.



The barn is understood to have been converted in 2007 and has been in the vendor's family ever since. The conversion was carried out most sympathetically and stylishly to create a spacious family house of considerable character and charm.

The hub of the house is the delightful open plan kitchen/dining room opening through to the large sitting room. The former has stone paved flooring, exposed ceiling timbers and stanchion, fully fitted kitchen and dining area with fireplace incorporating woodburner. An open screen with ornate carved wood surrounds and stanchions leads through to the sitting room with exposed oak boarded flooring and ceiling timbers and fireplace with woodburner.

This whole area provides a wonderfully comfortable and characterful semi open plan family living area with a lovely cosy feel.

Off the kitchen/dining room is the cloakroom and utility room and from here and the sitting room doors lead to the conservatory running along the back of the house, with stone paved flooring, small study adjoining and double doors opening to steps down to the rear courtyard.

The first floor is divided to provide the large principal suite at one end and the other suite of rooms at the opposite end. From the sitting room the spiral staircase rises to the principal suite with large bedroom and bathroom with both shower cubicle and bath. The main staircase from the kitchen/dining room rises to a landing with doors to two bedrooms with en suite bathroom/shower rooms and a further smaller bedroom.

The shared entrance drive leads down to the private driveway, which opens into a wide tarmac parking and turning area in front of the house. On the opposite side of the driveway is an open timber storage shed and the lawned garden, which includes a timber barbecue/party chalet. A fence separates this area from a track leading to a timber storage shed/garage.

Double doors from the conservatory open to a flight of steps that lead down to the large paved courtyard at the rear of the house, enclosed by stone walling and the stone-and-block barn. This area provides a private and sheltered space for outdoor dining and sitting.



The barn offers excellent additional storage or potential for other uses, subject to planning consent.

A notable feature of the property is the second private driveway, which branches off the main drive and leads directly to the stable yard and agricultural barn. This separate access keeps the equestrian and agricultural side of the property conveniently distinct from the main house, offering practical benefits for those with horses or livestock. The second driveway also connects to an additional gated entrance, providing an alternative access point to the stables.

The stable yard comprises a substantial C-shaped timber stable block with seven loose boxes, a tack room, a feed room, a verandah, and a concrete central yard. Two further small store sheds are positioned to the rear of the stable yard.

Adjoining the main entrance drive are a range of gently sloping pasture paddocks, divided by post and rail fencing and with water connected. At the lower end of the paddocks, closest to the house, is a full Olympic-size outdoor riding arena with an all-weather surface and excellent drainage.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water and electricity. Oil fired heating. Private drainage.

Local Authority: Somerset Council: 0300 123 2224

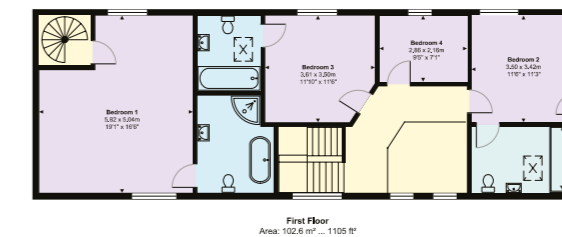
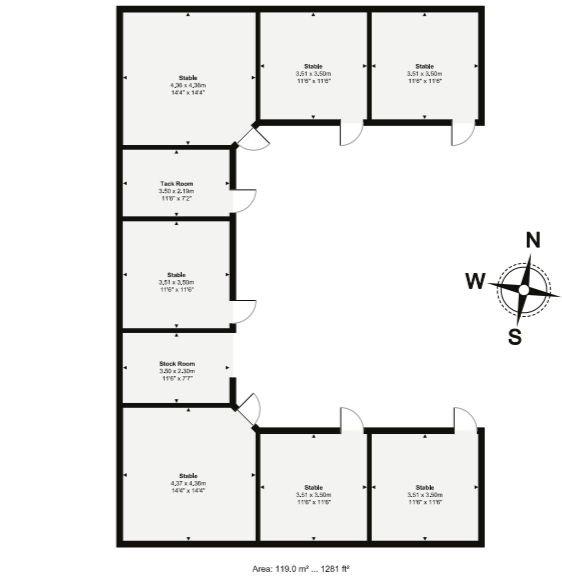
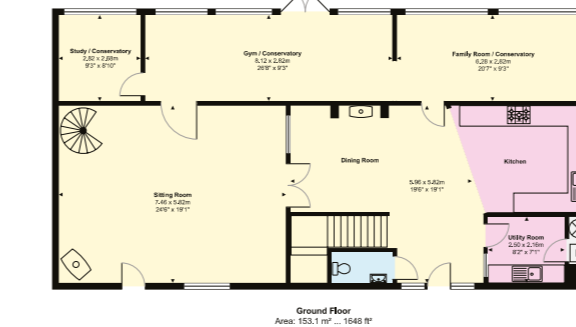
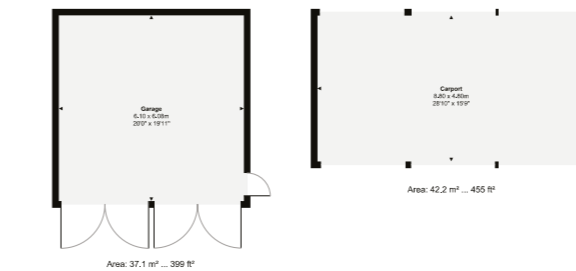
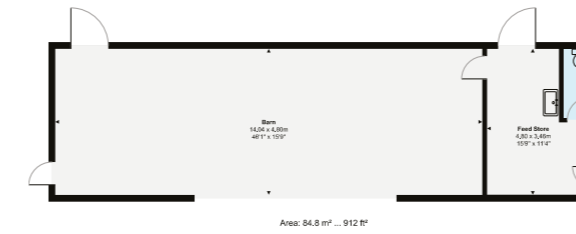
Council Tax: Band G

EPC: C

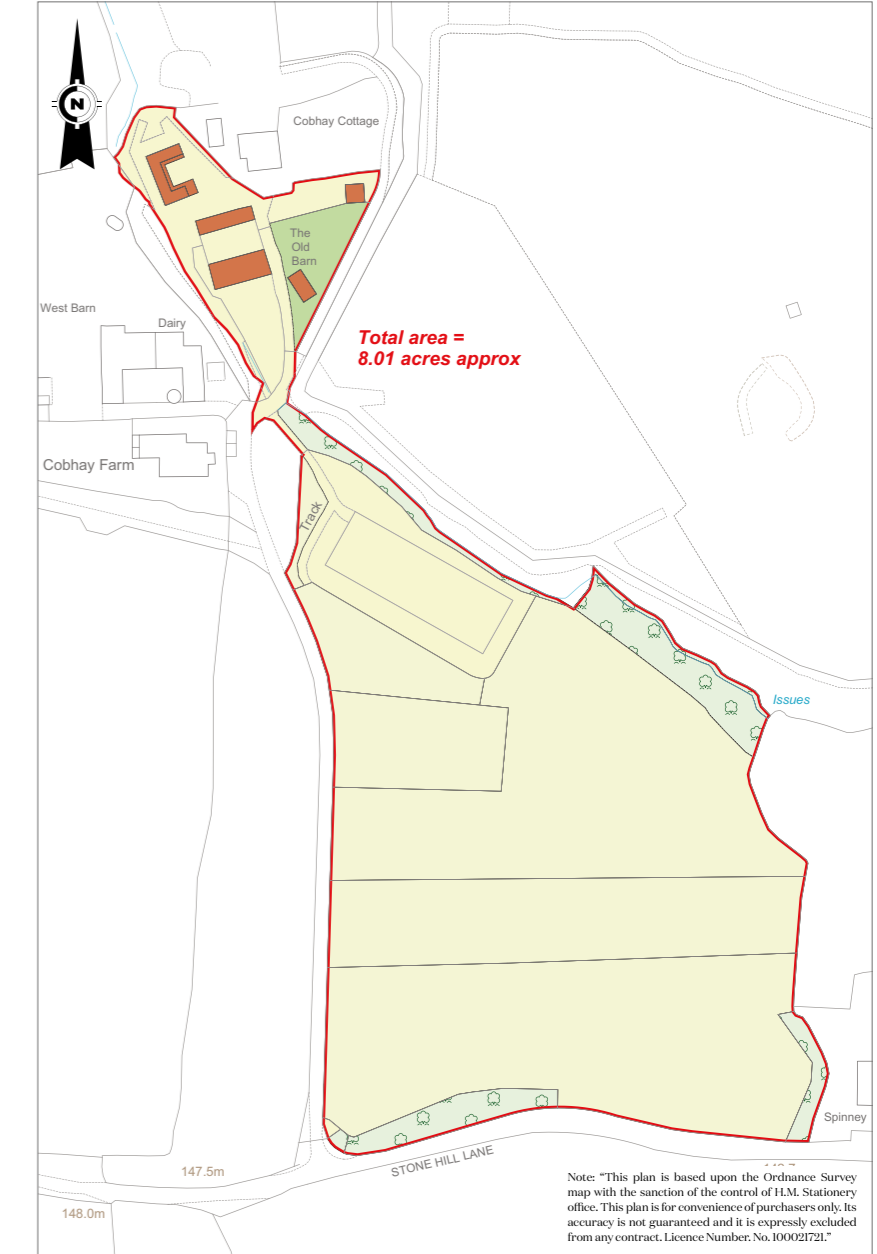
Directions: TA4 INN

Starting in Wellington, take the B3187 heading north towards Milverton. Continue for roughly 2.5 miles until you reach the S-bend at Langford Budville. Turn left here and drive through the village, then take the next right followed by another right, signposted for Wiveliscombe. After approximately 2 miles, at Springrove Cross, turn left towards Bathealton. Continue for about half a mile, and you'll find the entrance to The Old Barn on the right, accessed via a long driveway.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
House: 255.7 sq m / 2753 sq ft
Outbuildings : 283.1 sq m / 3047 sq ft
Total: 538.9sq m / 5800 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

Florence Biss
01392 423111
florence.biss@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2026. Photographs and videos dated March and May 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.