Barn & Pleasant Views

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Barn & Pleasant Views,

Brompton Ralph, Taunton, , TA4 2SA

Taunton 13 Miles, Wiveliscombe 5 Miles

A unique and rare opportunity including an impressive modern detached barn conversion, adjacent four bedroom detached bungalow, range of outbuildings in grounds extending to 6.5 acres with stunning panoramic views over the Vale of Taunton.

- Elevated position with panoramic views
- Stunning modern barn conversion
- Two detached modern barns
- Private location, no near neighbours
- Council Tax band F and E
- Detached four bedroomed bungalow
- Grounds extending to 6.5 acres
- Landscaped gardens and grounds
- Incredibly rare opportunity
- Freehold

Guide Price £1,650,000

Stags Taunton

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SITUATION

Pleasant and Barn Views are situated in a superb elevated position with no near neighbours and enjoy breath-taking views across the Taunton Vale and extended countryside. Clatworthy Reservoir and Wimbleball Lake are only a short drive away, which apart from its beauty and excellent location also provides an extensive range of facilities such as sailing and fishing. There are also wonderful opportunities for walking and riding. The property is in the parish of Brompton Ralph on the edge of the Brendon Hills, conveniently located for the Exmoor National Park and the Quantock Hills.

The small town of Wiveliscombe is only five miles away and provides a good range of day to day facilities. The County Town of Taunton is approximately thirteen miles away and has an extensive range of commercial retail facilities together with excellent access to the M5 Motorway and a mainline railway station with fast access to the rest of the country. Taunton has three independent schools, a theatre and the Somerset County Cricket Ground.

DESCRIPTION

Pleasant View and Barn View offer a rare opportunity to acquire two properties situated in a wonderfully private location enjoying breathtaking far reaching views over the Vale of Taunton and beyond. An enviable multi-generational smallholding providing or providing an additional income stream if required. Planning permission has been granted for the replacement of the bungalow with a substantial detached three storey house. Planning ref 3/2/22/02

ACCOMMODATION

Barn View is a unique and individually designed barn conversion which has been recently completed built to take in its unique setting as well as having energy efficiency in mind. The conversion provides excellent reception space with all principle rooms enjoying wonderful views over the gardens and countryside beyond. There is an entrance hallway which provides access to the principle reception rooms: dining room, study/media room, open plan kitchen/living room with vaulted ceiling and polished concrete floors.

The kitchen includes a range of fitted wall and base units and integrated appliances. There is a separate utility room, storage room, wc with washbasin, and boiler room. The main bedroom has an en-suite, dressing room and bathroom. There are a further four bedrooms, one of which is currently used as a games room and a fitted bathroom suite.

Pleasant View includes an entrance porch with a door leading through to an entrance hallway, where there is a utility and sitting room. The hallway opens out to a farmhouse style kitchen/dining room, which has French doors overlooking the views and an oil-fired AGA. The kitchen is fitted with a David Chappell handmade kitchen and includes a range of oak wall and base units with granite work surfaces, a sink unit, a built-in oven and hob with an extractor hood over, a red painted two oven AGA (disconnected) set within an inglenook, a larder cupboard, a central island unit and a tiled floor extending through to the breakfast area. The breakfast area has a beamed ceiling and superb views.

The sitting room again has beamed ceilings, a window with wonderful views and an exposed wooden floor. There is a chimney breast with inset wood burning stove, a slate hearth and a brick surround with timber mantle. There is access through to the three bedrooms. Two with superb views out to the front of the property and the master bedroom, which has an en-suite shower room, as well as a study and a family bathroom.

OUTSIDE

There is an impressive gated entrance which leads to Barn View which opens up onto a driveway which provides ample parking. There is also a spur with driveway which leads to the two adjacent barns which have both been rebuilt to provide an opportunity for livestock, implements or further storage if required. Both buildings have light and power connected and direct access to the main paddock which slopes gently south and east and is surrounded by mature tree hedgerows. The gardens surrounding Barn View have been beautifully planted and include a substantial paved terrace leading down to a further area of garden which makes the most of the superb views.

Across a small lane is a further paddock with mature boundaries. In all the property extends to approximately 6.5 acres.

SERVICES

Mains electricity. Private water and drainage. Oil fired central heating. Standard broadband available (Ofcom), Mobile signal good in and outdoors with EE and 3, good outdoors with other providers (Ofcom). Please note the agents have not inspected or tested the services.

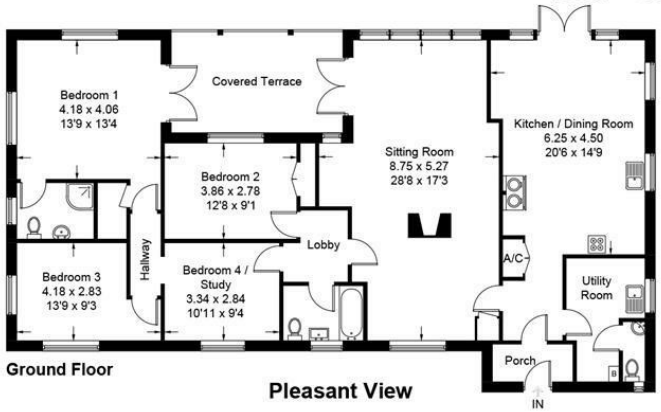
PLANNING

Planning permission has been granted for the replacement of the bungalow with relocation of barn and erection of carport (resubmission of 3/02/21/002).

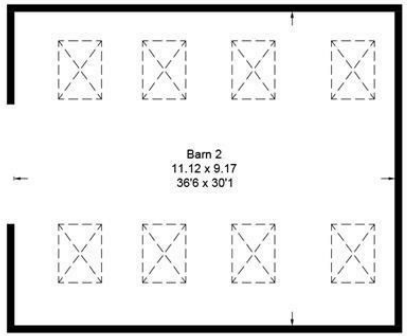
DIRECTIONS

From Taunton proceed onto the A358 sign posted to Minehead. After approximately 4 miles turn-left signed posted to Exford on the B3227. Continue to Elsworthy crossroads, go straight over and up the hill for approximately half a mile. Take the next left and continue along this road for approximately a quarter of a mile and the property will be found on the left-hand side.

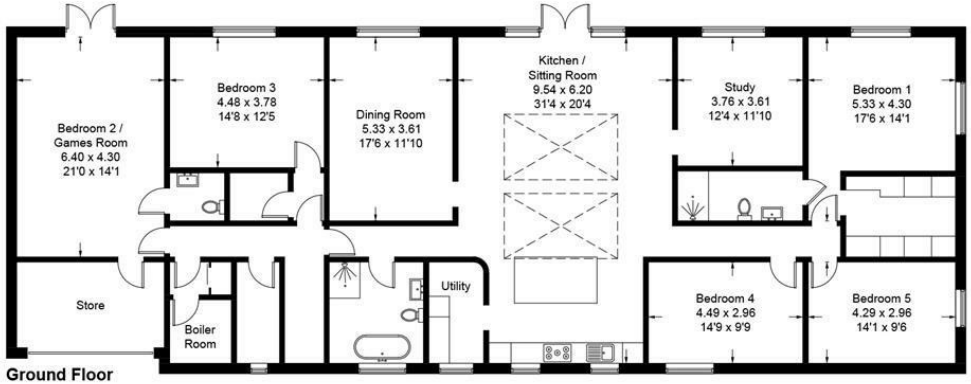
Approximate Gross Internal Area
Barn View = 458.0 sq m / 4931 sq ft
(Including Barns / Garage)
Pleasant View = 149.5 sq m / 1609 sq ft
Total = 607.5 sq m / 6540 sq ft



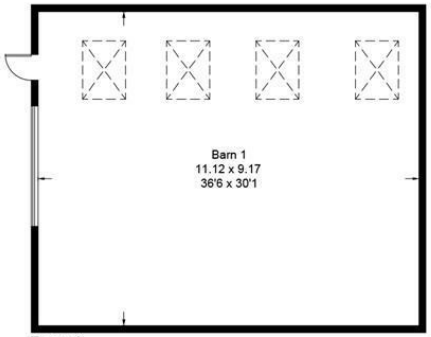
Pleasant View



Barn 2
(Not Shown In Actual Location / Orientation)

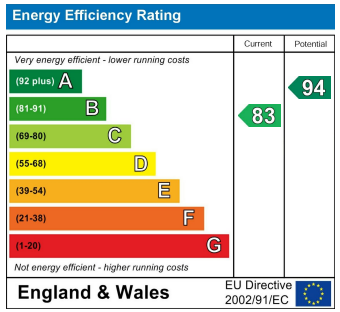


Barn View



Barn 1
(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1268158)



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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.

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