



Symonds
& Sampson

The Hayloft

Priory Barns, Barrington, Ilminster, Somerset

The Hayloft

3 Priory Barns

Barrington

Ilminster

Somerset TA19 0JE

Whether you're looking for a pied-a-terre in a picturesque village, or simply want a characterful home with a pretty outlook, this unique barn conversion is offered for sale with no onward chain.



- Grade II listed barn conversion
- Picturesque and sought-after village
- Idyllic countryside walks on the doorstep
- Private garden and allocated parking
- Offered for sale with no onward chain

Guide Price **£320,000**

Freehold

Ilminster Sales

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THE PROPERTY

Perfect for those seeking something a little different, this delightful barn conversion boasts an inverted layout that creates a striking and generously proportioned open-plan living space on the first floor. Designed to make the most of the natural light, the layout delivers an immediate sense of space and impact as you climb the stairs. Further enhancing its appeal is the first-floor barn door, which can be opened on sunny days to enjoy a particularly special outlook. Forming part of a small collection of Grade II listed conversions, the property offers characterful, low-maintenance living in one of the area's most sought-after villages, with Barrington Court and an abundance of countryside walks virtually on the doorstep.

ACCOMMODATION

You enter a generous entrance hall with stone flooring, where stairs rise to the galleried landing and the main living accommodation above. There is a useful under-stairs storage cupboard, along with latch doors leading to two double bedrooms.

The principal bedroom is full of character and practicality, featuring French windows overlooking the garden, exposed brick and stonework, and ample built-in storage. It also enjoys a well-appointed en suite shower room with a contemporary suite, including a spacious shower with dual-head controls.

The second bedroom is also a double, offering thoughtfully designed storage with fitted wardrobes and additional cupboards above, along with further character features such as the original exposed stone quoins.

The main bathroom is particularly impressive, retaining much of its

original charm while being stylishly updated. It features a modern white suite, including a double-ended back-to-wall bath, a separate generous shower enclosure and WC, all finished with crisp white tiling and a continuation of the travertine stone flooring.

On the first floor, the exceptionally spacious open-plan living area is a bright, airy dual-aspect space with a vaulted ceiling and exposed beams. To one side is a fully fitted contemporary white gloss kitchen, complete with electric hob, undercounter oven, microwave, dishwasher, washing machine, fridge and freezer.

This versatile space easily accommodates a large dining table, comfortable seating areas, and even a home office setup if required, making it highly adaptable to different lifestyles. A central woodburning stove provides a warm focal point and a cosy atmosphere during the colder months.

OUTSIDE

The property is accessed via a shared gravel driveway, which leads to two allocated parking spaces for The Hayloft, arranged one behind the other. Near the entrance to the driveway, a pedestrian gate opens into the front garden, which offers an unexpected sense of privacy and benefits from a sunny south-westerly aspect. Adjacent to the house, a gravelled and paved terrace creates an ideal suntrap for outdoor seating or al fresco dining, bordered by stone-edged flower beds and steps rising to the lawn. The garden is enclosed by mature hedging and fencing.

SITUATION

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DIRECTIONS

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SERVICES

Mains electricity, water and drainage are connected. Underfloor heating in the bathrooms, entrance hall and kitchen areas. Additional night storage heaters in living room and hall along with more recent electric convector heaters in both bedrooms.

Ultrafast broadband is available. There is mobile coverage in the area, please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Somerset Council Tax Band C

The property is located in the village's designated Conservation Area and is Grade II listed.

The maintenance of any shared areas are covered by the management company "Barrington Barns Ltd" including the shared water bill as there is one supply to the barns. One bill is provided but the individual properties have their own water meters so that the bill is apportioned appropriately.

Please note, the vendors would prefer not to complete until after mid-September 2026, although they may be able to be flexible. Please contact us if you are looking to move to a particular timescale.

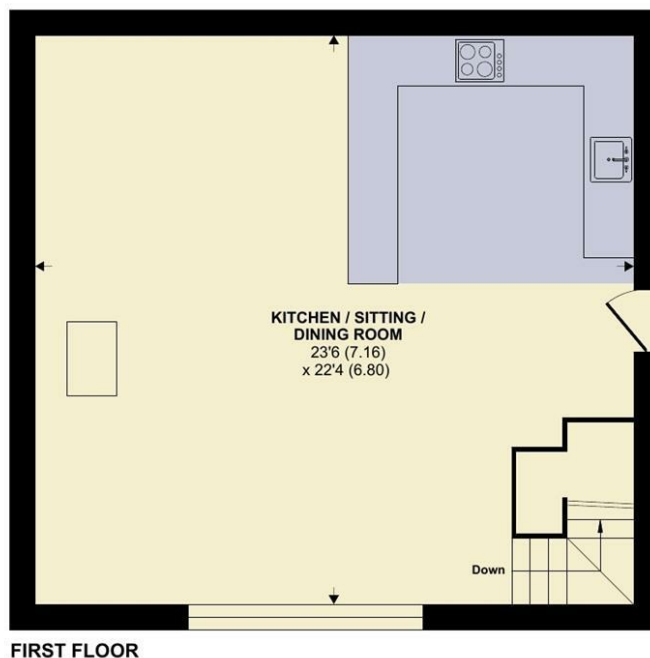
This property has the benefit of a right of way across the adjoining property, however there is no need to use it and indeed it has not been used for many years.



Hayloft, Barrington, Ilminster

Approximate Area = 1041 sq ft / 96.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1457736



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