



Barn View







Barn View

Brompton Ralph, Taunton, Somerset, TA4 2SA

Taunton 13 Miles, Wiveliscombe 5 Miles

A rare opportunity to acquire a five bedroom barn conversion situated in a wonderful location with over six acres and enjoying breathtaking far reaching views over the Vale of Taunton

- Elevated position with panoramic views
- Grounds extending to approximately 6.5 acres
- Separate dining room and study
- Two detached modern barns
- Council Tax band F
- Stunning modern barn conversion
- Large kitchen/dining/family room
- Five bedrooms, principal with en-suite and dressing
- Landscaped gardens
- Freehold

Guide Price £1,250,000

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SITUATION

Barn View is 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

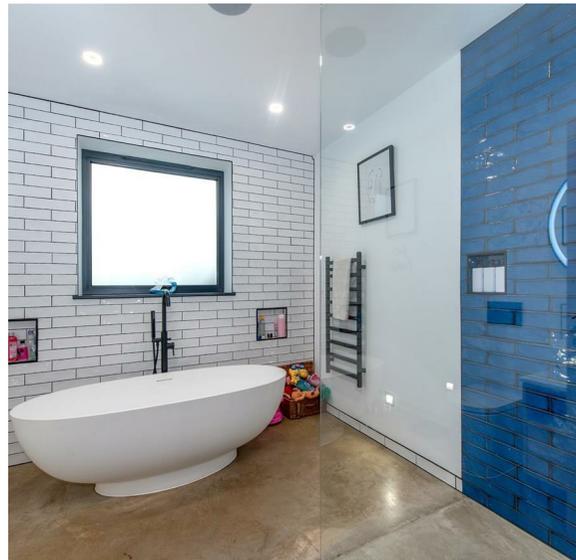
Barn View offers a rare opportunity to acquire a property situated in a wonderfully private location enjoying breathtaking far reaching views over the Vale of Taunton and beyond. Can be purchased as one with Pleasant View if required creating an enviable multi-generational smallholding providing or providing an additional income stream if required.

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: sitting 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. The main bedroom has an en-suite, dressing room and bathroom. There are a further three bedrooms and a fitted bathroom suite as well as a games room which could be arranged to create further accommodation if required.

There is a double garage.





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.

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 Elsworth 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)



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



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



