

BODDEN

gth

SOMERSET





The Barn, Bodden, Shepton Mallet, Somerset, BA4 4PU.

 3
  4
  3
  2817sq.ft.

An individual and beautifully presented four bedroom detached barn conversion set within the small rural hamlet of Bodden. The property offers generous, well-balanced accommodation with three reception rooms, mature gardens approaching half an acre and a detached double garage. Located in a peaceful setting within easy reach of Wells, Shepton Mallet and Frome. EPC rating E.

Freehold Guide Price £895,000

DESCRIPTION

The Barn is a spacious detached conversion positioned within the quiet hamlet of Bodden on the southern slopes of the Mendip Hills. Over time, the property has been carefully improved and extended to create a substantial and highly adaptable home, combining original character with thoughtful modern additions. A pair of doors at the front of the property open into an entrance porch, which provides ample space for coats and boots. A further set of double doors then lead through to a central reception hall that incorporates a solid elm staircase rising to a part-galleried landing and a storage alcove beneath.

The main sitting room is a well-proportioned dual aspect space with an attractive stone corner fireplace with an inset multi-fuel stove. This light and airy reception room is presented with Mandarin Stone tiled floor and a window seat.

A separate study lies adjacent, together with a modern ground floor shower room comprising a shower cubicle, a low-level WC and a pretty vanity basin. On the opposite side of the hall, a generous family room (17'5" x 16'5") provides an additional reception room, also with a dual aspect. Double doors allow the accommodation to flow seamlessly through to the kitchen, which is fitted with an extensive range of bespoke floor units and a large central island, all with granite worktops.



There is space and plumbing available within the kitchen for an electric range cooker and a dishwasher. An archway then opens into the garden room, the third reception room, currently arranged as a dining space, with a Jøtul multi-fuel stove and French doors opening directly out to the south-facing garden. The kitchen and garden room provide a fabulous social space for families and indeed for entertaining. To the rear of the kitchen is a well-appointed boot/utility room with a sink, a water softener, space for a washing machine, tumble dryer and upright freezer, together with further built-in storage and external access to the back courtyard.

Upstairs, a spacious landing with a linen cupboard gives access to four bedrooms and two bathrooms. The principal bedroom is particularly roomy and benefits from an en-suite bathroom with both a bath and a separate shower. The remaining bedrooms are served by a family bathroom. Throughout, the property retains attractive details including exposed, high-quality timber work, stained glass panels and hardwood double glazing installed by David Salisbury. It is clear that the property has been a wonderful, much-loved family home and offers a purchaser over 2800 sq. ft. of exceptionally versatile living accommodation.

OUTSIDE

The property is approached via a sweeping driveway leading through the established gardens to a parking area beside a detached double garage. The house faces south onto the principal garden, laid predominantly to lawn and extending to approximately half an acre. The grounds are well established, incorporating mature trees including horse chestnut, weeping beech and apple, together with flower beds and two ponds. A substantial beech hedge forms the western boundary. To the rear is a courtyard with steps rising to an open-sided store and kitchen garden with raised beds. Adjacent to the garage is an enclosed potting area with a timber shed.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected to the property. Private drainage (dual-chamber septic tank). Oil fired central heating.

COUNCIL TAX

Somerset Council Tax - Band G.

DIRECTIONS

What3words:///axed.beauty.rhino



SITUATION

Bodden is a small and peaceful hamlet comprising a limited number of farmhouses and converted barns, positioned on the southern slopes of the Mendip Hills. The nearby market town of Shepton Mallet (approximately two miles) provides everyday amenities, including a Tesco superstore with an adjoining shopping complex, independent retailers and schooling. The Cathedral City of Wells (approximately seven miles) offers a wider range of facilities, together with cultural and educational provision.

Other nearby centres include Frome, Glastonbury and Bruton. Rail services are available at Castle Cary and Bath Spa. The area is well served by both state and independent schooling, including Wells Cathedral School, Millfield, Downside and All Hallows.

ADDITIONAL INFORMATION

Broadband: FTTP - Standard broadband is available - highest available download speed 14 Mbps, highest available upload speed 1 Mbps. (Ofcom).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider (Ofcom).

Flooding: The property is in an area at a very low risk from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).



VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

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GREENSLADE TAYLOR HUNT
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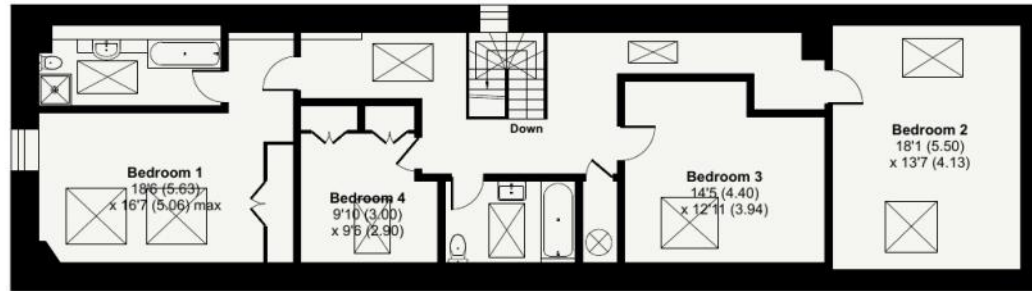
Bodden, Shepton Mallet, BA4 4PU

Approximate Area = 2817 sq ft / 261.7 sq m

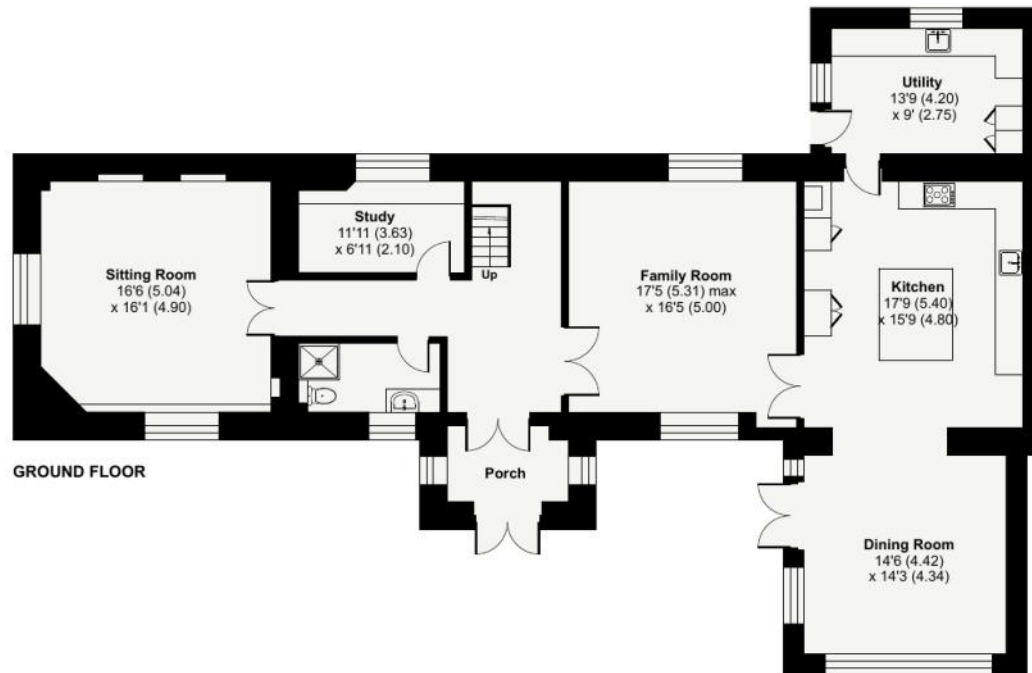
Garage = 373 sq ft / 34.6 sq m

Total = 3190 sq ft / 296.3 sq m

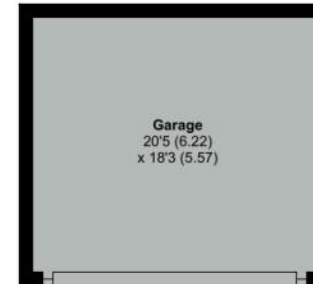
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Greenslade Taylor Hunt. REF: 1415776



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	63 E	
21-38	F		
1-20	G		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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