

gth



2 HIGHER FARM, MAIN STREET, WALTON

2 Higher Farm, Main Street, Walton, BA16 9QY.

*Glastonbury 3.5 miles; Wells 10 miles; Yeovil 16 miles;
Bridgwater 12 miles; Taunton 25 miles.*

An exceptionally spacious and versatile five bedroom barn conversion with a south-facing garden, parking, a useful outbuilding and beautiful views. EPC rating C.

Freehold Guide Price £695,000

DESCRIPTION

2 Higher Farm is a wonderfully spacious, well-presented barn conversion, offering flexibility and character throughout and is ideal for any family seeking plenty of space. The property offers a useful barn to the front which offers potential for other uses, should consent be obtained.

Upon entering via the front door, you are greeted by a spacious entrance hall with Italian marble flooring throughout and ample built-in storage. There is easy access to all the main rooms on the ground floor, including the 33' triple aspect kitchen/dining room that is perfect for entertaining and provides plenty of space for a large dining table.



The kitchen has a comprehensive range of oak wall, base, and drawer units and a set of double doors opening out to the garden patio.

To the rear of the property, there is a large sitting room with a stunning exposed stone fireplace with a fitted log burner, exposed beams and enjoys a sunny dual aspect with doors also opening out to the garden. The fantastic space continues with a separate dining room, an office, utility room and w/c. All of the rooms enjoy very generous proportions and make for a superb, flexible family home.

On the first floor, the property offers five good size double bedrooms with en-suite shower rooms in the two to the rear, as well as a well-appointed family bathroom.

All of the bedrooms offer pleasant views across the neighbouring countryside, with four of them further benefitting from built-in wardrobes and storage cupboards.

OUTSIDE

Approached from the front, the property benefits from a large barn which is currently used for storage and offers potential for a multitude of uses, with space in front providing off-road parking.

To the rear, the property enjoys a large and delightfully landscaped south-facing garden with a pleasant open aspect. Within the garden are a selection of mature trees, well-stocked beds and established flora, whilst being afforded a good deal of privacy by the well-maintained hedgerow. Immediately abutting the house is a large patio area, which is ideal for outside dining and entertaining, whilst at the far end of the garden a five-bar gate leads onto an additional handy parking area.

SITUATION

The small village of Walton adjoins the western edge of Street in mid-Somerset. The village provides a pub, primary school, village hall and a church. Street is a busy centre famous as the home of Clarks shoes

and Millfield School and now popular with shoppers visiting Clarks Village shopping centre. Street provides Crispin Comprehensive School, Strode Theatre and Strode College, indoor and open-air swimming pools, a health centre and choice of pubs and restaurants. The surrounding centres of Glastonbury, Wells, Yeovil, Bridgwater and Taunton are 3.5, 10, 16, 12 and 25 miles distance respectively.

DIRECTIONS

From Street proceed in a westerly direction on the A39 towards the M5 and Bridgwater. Walton is the first village. The next landmark is the church. Continue through the village. 2 Higher Farm will be found on the left-hand side as you come out of the village.

SERVICES

Mains electricity, gas, water and drainage.



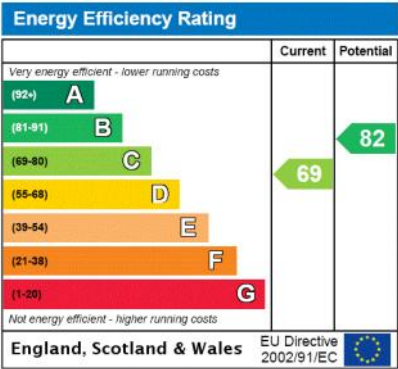
LOCAL AUTHORITY

Mendip District Council Tax - Band F.

AGENTS NOTE

The Seller (and successors-in-title) will retain ownership of the Access Track. This is between Main Road (highway maintainable at the public's expense (HMPE)) and 2 Higher Farm Barn.

The Buyer (and successors-in-title) will be granted a right of access between the Main Road (HMPE) and 2 Higher Farm Barn. The route will be capable of being varied (shifted), at the sellers discretion.





Viewing

Strictly by appointment with the agents.

74 High Street, Wells

Somerset, BA5 2AJ.

Email: residential.wells@gth.net

Tel: 01749 605605 | Ref: WEL230225

GREENSLADE TAYLOR HUNT
www.gth.net



Higher Farm, Main Street, Walton, Street, BA16 9QY



Approximate Area = 3034 sq ft / 281.8 sq m

Outbuilding = 481 sq ft / 44.7 sq m

Total = 3515 sq ft / 326.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Greenslade Taylor Hunt. REF: 1012673



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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