

NEW HOUSE BARN, BARRINGTON

New House Barn,
Barrington, Ilminster, TA19 0JD

A truly impressive 4 bedroom detached home with versatile accommodation, plenty of further potential, outbuilding, garage and occupying grounds approaching an acre within the very heart of one of South Somerset's most sought after villages.

Freehold Guide Price £875,000



DESCRIPTION

A substantial and versatile four bedroom detached residence with garage, outbuilding, parking and occupying grounds approaching one acre in the very heart of one of Somerset's most desirable villages. In brief the property comprises an entrance hall, WC, sitting room, garden room, dining room/bar area and kitchen/dining room to the ground floor with four bedrooms (one ensuite) and a family bathroom to the first floor. The current owners have presented the property to an exacting standard, combining style and contemporary design with character and



welcoming accommodation. On entering New House Barn one is greeted by the spacious hallway which in turn leads to a rather unique and intimate bar-room or dining space, which could also be utilised as a study or reading room, depending on one's needs. The kitchen/dining room is very much the heart of the home with fabulous units, AGA, central island with the all-important integrated wine fridge and plenty of room for a large dining table. It's a wonderful entertaining space for family and friends and has direct access outside via the stable door. The sitting room is a relaxing setting to unwind throughout the seasons, particularly through the colder months thanks to a wood-burner offering practical warmth and a lovely focal point. Beyond the sitting room is the magnificent garden room, which surveys the extensive grounds and has bi-folding doors out to the patios, seamlessly blending inside with out. There are four bedrooms to the first floor which are all considered to accommodate double beds with the master benefitting from ensuite facilities and the remainder of the bedrooms being serviced by the family bathroom. This impressive home would suit families and those looking to situate themselves in one of the area's most popular and prestigious villages. Viewings strongly recommended.

SITUATION

Barrington is one of South Somerset's most favoured conservation villages and boasts an enviable position with easy access to excellent road links via the A303 and A358. The National Trust's Barrington Court lies close to the village and is considered within walking distance whilst those with dogs and those who enjoy walking will find plenty of footpaths to

explore. The Barrington Boar is a very popular pub with rooms and excellent food and is just a short walk from the property whilst the Village Hall is a hive of activity and offers something for everyone to enjoy.

DIRECTIONS

From Ilminster proceed north heading over the Beacon and down through Ashwell, passing over the A303. Continue on through Puckington and turn right onto Barrington on the bend. Head through the village passing the pub where New House Barn can be found a little way along on the left hand-side.





OUTSIDE

The property is approached via a shared driveway in turn giving access to a private driveway for off-road parking. There is a large, detached garage with a workshop attached which is ideal for car enthusiasts and would work equally well as a gym, workshop, studio or, given the necessary consents, the potential to become a self-contained annex. The grounds extend to almost an acre and are made up of sweeping lawns, an orchard, trees, patio and further complemented by mature shrubs, colourful flora and a wildlife pond. In addition to this is an attractive, detached, brick built out house which could serve a multitude of purposes. The outside space is a magical playground for children, keen gardeners and those who enjoy sitting out in the warmer months. It's an idyllic and private setting for alfresco dining and will be the envy of any guest.

SERVICES AND CHARGES

South Somerset District Council—Tax Band F

Services— Mains electricity, water and drainage. Oil fired central heating.



Viewing

Strictly by appointment with the agents.

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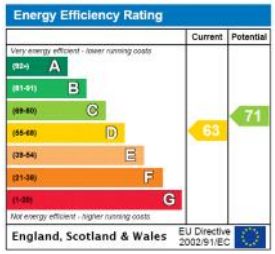


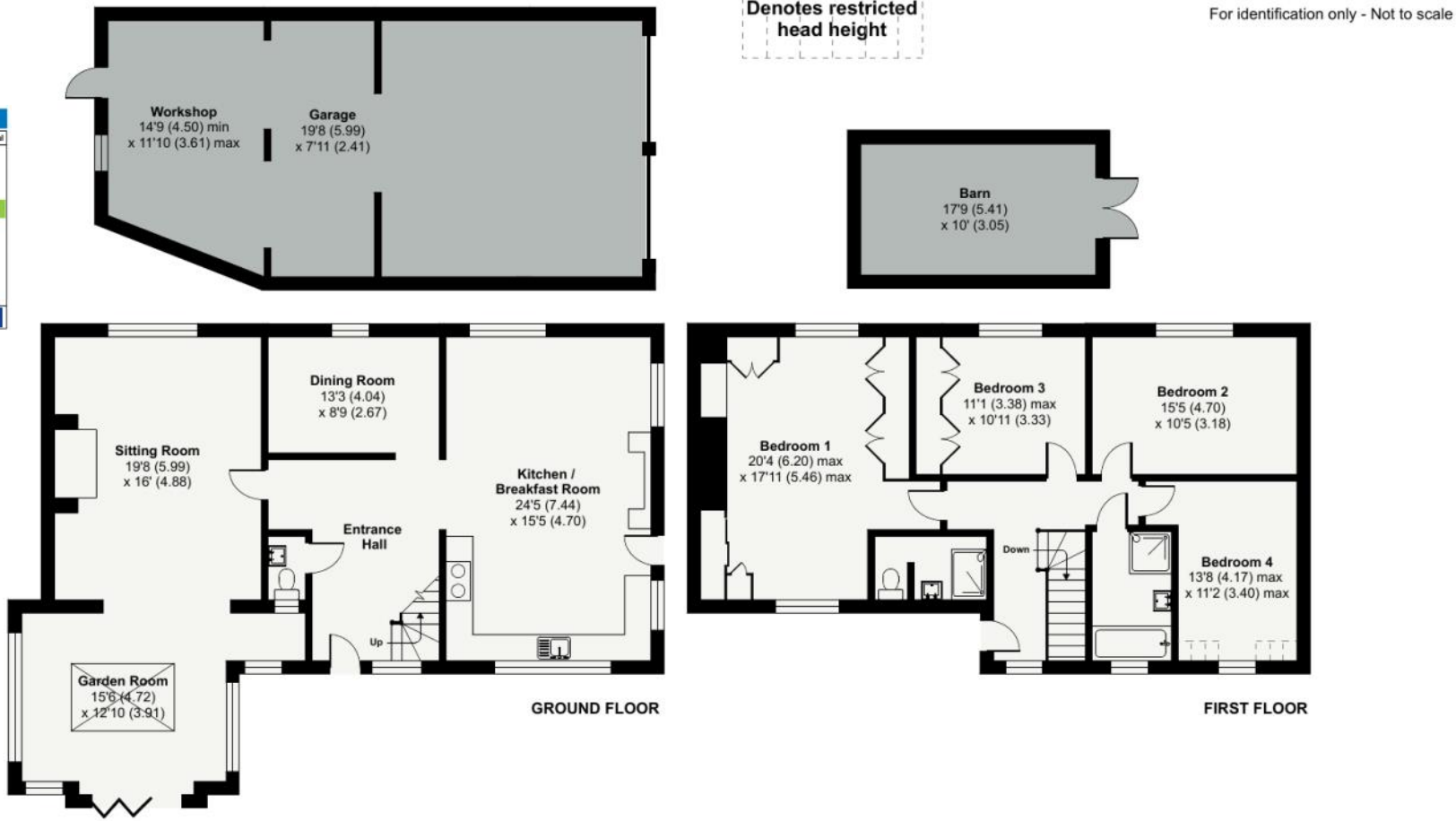




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Approximate Area = 2275 sq ft / 211.3 sq m
Limited Use Area(s) = 9 sq ft / 0.8 sq m
Garage / Workshop = 762 sq ft / 70.8 sq m
Barn = 178 sq ft / 16.5 sq m
Total = 3224 sq ft / 299.5 sq m
For identification only - Not to scale





RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Greenslade Taylor Hunt. REF: 1082468

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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.









