

SPINNERS

gth

PLAINSFIELD





Spinners, Plainsfield, Bridgwater, Somerset, TA5 1HH

Bridgwater 8.4 miles; Taunton 8.8 miles; Bristol 46.6 miles

3 3 3 222.9sqm

A charming barn conversion situated in a desirable location at the foot of the Quantock Hills. Attractive gardens, two driveways and a double garage. No onward chain.

Freehold Guide Price £548,800

DESCRIPTION

Spinners is a delightful attached barn conversion situated in a picturesque and desirable location. The property was originally the barns and outbuildings of the neighbouring property and was sympathetically converted in the 1990's. Surrounded by fields and farmland, Spinners enjoys glorious views across open countryside and towards the Bristol Channel. Now offered for sale with no onward chain.

The spacious and versatile accommodation is predominantly arranged over a single storey and briefly comprises; double doors open into a porch with further door opening into the welcoming entrance hall. On the left of the hall you will enter into the kitchen which is fitted with a range of wall, base and drawer units with complimentary worktops over and tiling to splashbacks. The kitchen opens into a dining room with doors leading into the sun room and inner hall. The sun room is a lovely light and airy room which takes advantage of the attractive gardens and views beyond and opens onto a sun terrace. Within the inner hall you will find a shower room, external door and access into the double garage which has power, light and two electric roller doors. A useful utility is located at the side of the garage, again with an external door leading out. Returning to the entrance hall, there is a double bedroom and family bathroom, along with a door which gives access to a further hallway where you will find the principal bedroom with built-in storage and an ensuite shower room. A third bedroom is available which is currently being utilised as a dressing room and is fitted with a range of



wardrobes. Finally, the open plan sitting room is a particular feature of this family home with a fireplace housing a gas fired wood burner and staircase rising up to a mezzanine floor which offers a perfect space for an office or library. Subject to any necessary planning permissions, this area of the property could also provide an additional income stream as a holiday let or Airbnb facility as it can be separate from the main house with independent access and a separate driveway. An early viewing is essential to fully appreciate this lovely village home.

OUTSIDE

The gardens and grounds are also a feature of this home and the total plot extends to approximately 0.4 acres. Access is offered through two gated entrances on either side. Both drives provide parking and the driveway on the right hand side leads to the double garage, The garden to the rear is predominantly laid to lawn with a variety of mature shrubs and trees, bordered with an established hedge. Within the garden there is a substantial greenhouse and two sheds which have power outlets and heaters. The sun terrace offers a perfect space for outside dining and summer entertaining whilst enjoying the open countryside.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected to the property. There is a septic tank, Electric Storage Heaters and a element of LPG fired heaters.

Council Tax: *Somerset Council—Band F.*

SITUATION

The property is situated at the foot of the Quantock Hills within the quiet hamlet of Plainsfield. The area is designated as being of Outstanding Natural Beauty and these hills provide opportunities for walking, riding and other rural pursuits. From the property views can be enjoyed over the adjoining farmland and beyond and from the top of the hills, views across to the nearby coast. The somewhat larger village of Nether Stowey is within approx. 3 miles and provides local shopping facilities, Health Centre, public houses, hairdressers, butchers, library and more. The county town of Taunton can be reached over the hills and is about 9 miles distance, while the town of Bridgwater is approximately 9 miles east. Both towns provide multiple shopping, scholastic and social facilities. There are a number of state and private schools within the local area including Kings College, Queens College and Taunton School. Access to the M5 Motorway can be found at Bridgwater Junctions 23 & 24 and Taunton Junction 25. Both towns also benefit from mainline rail links.



DIRECTIONS What3words:/// stolen.litters.slogans—From Bridgwater take the A39 signposted Cannington/Minehead. At the second and third roundabout turn left signposted Nether Stowey. Continue for approx. 3 miles and after passing The Cottage Inn take the left fork signposted Over Stowey. Continue for approximately 1 mile and at the crossroads turn left and continue into the hamlet of Plainsfield. The property will be found a short distance along on the left hand side.

ADDITIONAL INFORMATION Broadband: Ultrafast broadband is available—highest available download speed 1800 Mbps, highest available upload speed 220 Mbps. (Openreach).

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.

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%).

Construction Type: Stone with roof tiles

N.B A footpath formerly traversed along the inside of the garden hedge. This has been rerouted outside of the property boundary.



VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

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SPINNERS

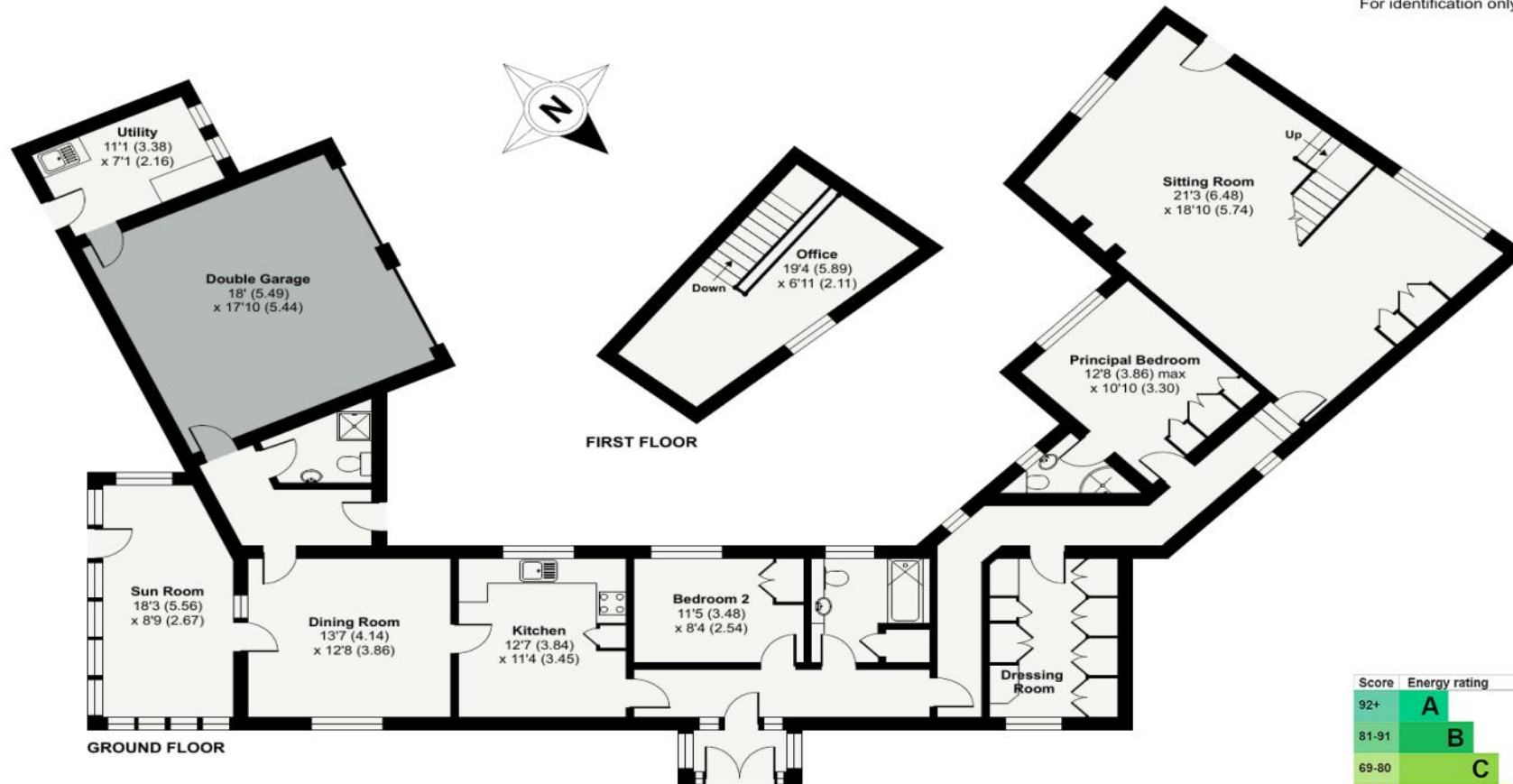
Spinners, Plainsfield, Over Stowey, Bridgwater, TA5 1HH

Approximate Area = 2078 sq ft / 193 sq m

Garage = 322 sq ft / 29.9 sq m

Total = 2400 sq ft / 222.9 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). © nitchecom 2025. Produced for Greenslade Taylor Hunt. REF: 1389300



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	54 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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