# PLOT 2, MANOR BARNS

gth

# STOCKLINCH, SOMERSET



# Plot 2, Manor Barns

## Stocklinch, Somerset, TA19 9JG

*Ilminster 3 miles; Shepton Beauchamp 2.1 miles; South Petherton 3.9 miles*

2 4 3 215 sq m

Plot 2 is a striking and distinctive U-shaped barn conversion, designed around a central feature courtyard that fills the home with natural light.

## Freehold Guide Price £595,000



### DESCRIPTION

Plot 2 is a striking and distinctive U-shaped barn conversion. The vaulted ceilings enhance the sense of space throughout, creating an impressive and airy atmosphere.

The south wing of the property offers three bedrooms, including one with its own en-suite, alongside a well-appointed family bathroom.

The north wing features a beautifully light lounge with vaulted ceilings, as well as the main bedroom complete with an en-suite shower room.

The west wing forms the main hub of the home: a spacious open-plan kitchen, dining and family room, complemented by a practical utility room and separate WC.

### OUTSIDE

The property benefits from private parking, with potential to add a double or even triple carport, subject to design and any necessary consents.

### SERVICES & OUTGOINGS

We understand that mains electric, water and drainage are connected to the property. Heating is provided via LPG Gas.

**Council Tax:** Somerset Council—Band TBC.

### SITUATION

Tucked away in the peaceful Somerset countryside, Manor Barns enjoys an enviable position in the charming village of Stocklinch. Surrounded by rolling fields, open skies, and unspoilt rural beauty, this idyllic setting offers a true escape from the pace of modern life while remaining conveniently connected to nearby market towns and essential amenities.

The location strikes a perfect balance between tranquillity and accessibility. Scenic country lanes and footpaths are right on the doorstep, ideal for walking, cycling, and enjoying the natural landscape, while the nearby town of Ilminster provides a range of independent shops, cafés, and everyday services.

### SPECIFICATION

- EXCLUSIVE BARN CONVERSION
- 4 BEDROOMS
- 3 BATHROOMS & SEPARATE UTILITY ROOM
- OPEN PLAN KITCHEN/DINER
- SITTING ROOM WITH VAULTED CEILING
- UNDER FLOOR HEATING
- PRIVATE COURTYARD
- PV SOLAR PANELS– OWNED OUTRIGHT BY THIS PROPERTY

## DIRECTIONS

What3words:///shredder.gloves.factoring

## ADDITIONAL INFORMATION

**Warranty:** Advantage 10 Year Structural Warranty

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

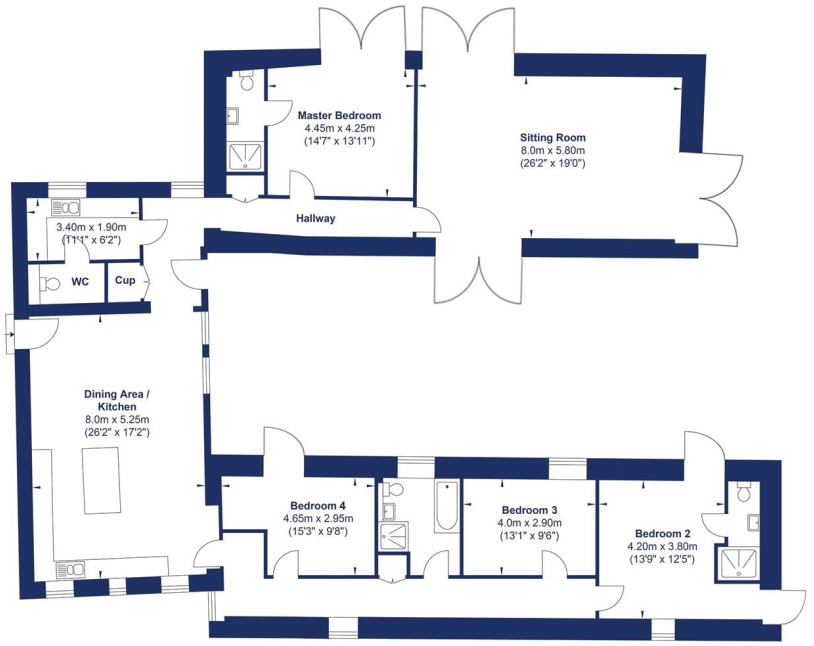
**Mobile Coverage:** Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider. (Openreach).

**Flooding:** The property is in an area at a very low risk from River/Sea flooding and a low risk from Surface Water flooding. (Gov.uk)

**Construction Type:** Traditional Stone, Block and Timber

MANOR BARNS

# Plot 2




Gross Internal Floor Area : 215 m2 ... 2314 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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**VIEWING HEALTH & SAFETY**

Please note the property is within a development site with associated risks. Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. If so directed by a member of GTH they must wear their own appropriate Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied (or without PPE) they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.