



STAGS

The Old Barn



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Waterrow, Taunton, TA4 2AZ

Wiveliscombe 3 miles Wellington/M5 (J26) 10 miles Taunton 14 miles

- Quality workmanship and high specification
- Superb kitchen with adjoining family room, Spacious vaulted living room/dining room with mezzanine study, 4 bedrooms and 2 bathrooms
- Versatile outbuildings with annexe potential
- Double garage
- Attractive gardens and grounds with orchard, Paddocks and amenity land

Offers in excess of £750,000

Situation

The Old Barn is situated in Waterrow, a fine rural yet accessible location close to the Somerset/Devon border. Waterrow benefits from a village hall and an excellent public house/restaurant. Three miles away is the popular town of Wiveliscombe which maintains an active community and provides a good range of local amenities including shops, butchers, church, medical centre, vets, sporting and recreational facilities including an open air swimming pool. The nearby town of Wellington is 8 miles and offers supermarkets, range of independent shops and Wellington School. Taunton provides a more extensive range of amenities associated with a County Town. The M5 motorway is readily accessible at Wellington, Taunton and Tiverton providing great links to Cornwall to the south and Bristol and London to the north and east. There is a regular rail service to London Paddington from Taunton and Tiverton and Exeter Airport provides a number of domestic and international flights.

Description

This award winning barn conversion is constructed principally of stone set beneath a slate roof. It benefits from hardwood double glazed windows and doors together with underfloor heating throughout and slated window cills. The quality of the workmanship, fixture and fittings is to a high specification with a great use of oak, stylish tiling throughout the kitchen and family room including the utility, rear lobby and cloakroom and solid oak flooring in the living room/dining room. This is a superb room with high vaulted ceiling with exposed beams. There is also a wonderful mezzanine study area. The bathrooms are fitted to a high specification with attractive tiling. There are four bedrooms with the master bedroom benefiting from an en suite. Outside the property benefits from an extensive range of outbuildings suitable for a variety of uses including garaging, studio/potential annexe/office, open fronted barn and workshop. The long entrance drive is flanked by paddocks together with an orchard and an area of amenity land running along the banks of the River Tone with fishing rights.



Award winning barn conversion with versatile range of outbuildings and land of 5.7 acres with river frontage





Accommodation

Glazed French door flanked by floor to ceiling windows lead directly into the family room with attractive tiled flooring throughout, wall mounted lights, up lighters and glazed French doors to south facing terrace. Attractive glazed doors with adjoining stained glass windows lead directly into the living room and timber archway leads into the kitchen with exposed beams and various downlighters. Beautiful granite worktops with inset 1.5 bowl sink unit with mixer taps over. Integrated dishwasher and Rangemaster cooker with five gas burners and electric ovens. Leading off is a utility room housing the pressurised solar hot water system and dual switch for back up generator. Alpha LPG gas boiler supplying the underfloor heating system. Single drainer sink unit with plumbing and space under for washing machine and tumble dryer and large store cupboard. Entrance lobby with coat hooks and stable door to rear and adjoining cloakroom with low level WC, corner wash hand basin, shaver socket and half tiled walls.

In the heart of the house is a spacious living/dining room with high vaulted ceiling with exposed beams, large picture windows and solid oak flooring throughout. Glazed door to garden, recessed shelving and staircase with cupboard under leading to mezzanine study with radiator, recessed bookshelves and double oak doors leading directly into bedroom 4 with fitted cupboards and bespoke furniture.

Leading off the rear hall is a superb shower room and three further bedrooms, two with fitted wardrobes and the master bedroom benefiting from a large en suite bathroom including separate shower cubicle.

Gardens and Grounds

The property is approached over a long gated entrance drive flanked either side by paddocks through which a public footpath runs along one of the boundaries. Beyond the lower paddock is an area of ground which is a wildlife haven and is bounded by the River Tone.

From the entrance drive there is access to a useful building divided to provide a double garage with two electric roller doors, fire alarm system and power and light. Double doors lead directly into a large studio room with kitchen area and cloakroom again connected with power and light and gas heating system. This building would also make an excellent annexe subject to planning. To the front of the property are attractive gardens and grounds laid to lawn with well stocked flower and shrub borders, selection of trees and pond. There are various seating areas and a southerly terrace to the front of the barn and to the side a pergola providing shade in the summer, raised vegetable beds and a delightful enclosed gravelled courtyard garden. Large area of hardstanding with a concealed LPG tank, former silage yard again with vegetable plot and two bay open fronted barn with adjoining storage shed. To the rear of the garage/studio a most productive orchard with a fine selection of apple trees. To the rear of the property can be found a wildlife meadow and adjoining the barn a useful workshop on two levels being connected with power and light. In total the entire grounds extend to approximately 5.7 acres.

Services

Mains electric. Shared private spring water with mains backup, shared private drainage. LPG gas tank.

Viewing

Strictly by appointment with the vendor's selling agents, Messrs Stags, Wellington Office.

Directions

From our office in Wellington take the B3187 to Milverton and continue through the village to the roundabout with the B3227. Turn left and follow the signs to Wiveliscombe. Continue through Wiveliscombe and onto Waterrow. After approximately half a mile turn left shortly after the caravan park signposted Stawley and Bathealton. Continue down the lane and immediately opposite the right hand turning turn left into the entrance driveway which leads to The Old Barn.

Agents Note

Please note that the satellite view of this property is not up to date.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

7 High Street, Wellington, Somerset,
TA21 8QT

Tel: 01823 662822

wellington@stags.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Desired	Current	Desired
A	A	74	74
B	B	74	74
C	C	74	74
D	D	74	74
E	E	74	74
F	F	74	74
G	G	74	74

