

STAGS

Barn View







Barn View,

Brompton Ralph, Taunton, Somerset, TA4 2SA

Taunton 13 Miles, Wiveliscombe 5 Miles

A rare opportunity to acquire a five bedroom barn conversion situated in a wonderful location with approximately 5 acres and enjoying breathtaking far reaching views over the Vale of Taunton

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- Elevated position with panoramic views
- Grounds extending to approximately 5 acres
- Separate dining room and study
- Two detached modern barns
- Council Tax band F
- Stunning modern barn conversion
- Large kitchen/dining/family room
- Five bedrooms, principal with en-suite and dressing
- Landscaped gardens
- Freehold

Guide Price £1,250,000

Stags Taunton

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SITUATION

Barn View occupies a superb and particularly private elevated position with no immediate neighbours, commanding magnificent panoramic views across the surrounding countryside. Clatworthy Reservoir and Wimbleball Lake are both within easy reach and offer not only beautiful scenery but also a wide range of recreational pursuits including sailing and fishing. The surrounding area provides excellent opportunities for walking and riding.

The property lies within the parish of Brompton Ralph on the edge of the Brendon Hills, conveniently positioned for both Exmoor National Park and the Quantock Hills.

The small town of Wiveliscombe lies approximately five miles away and provides a good range of everyday amenities. The county town of Taunton is around thirteen miles away and offers an extensive range of retail, leisure and commercial facilities, together with access to the M5 motorway and a mainline railway station with fast connections nationwide. Taunton also offers several independent schools, a theatre and the renowned Somerset County Cricket Ground.

DESCRIPTION

Barn View presents a rare opportunity to acquire a distinctive barn conversion in an exceptionally private rural setting, enjoying spectacular far-reaching views.
The property may also be purchased together with Pleasant View if desired, creating an attractive multi-generational smallholding or offering potential for additional income.

ACCOMMODATION

Barn View is an individually designed barn conversion, recently completed with careful consideration given to both its remarkable setting and energy efficiency. The accommodation offers excellent reception space, with the principal rooms arranged to maximise the views across the gardens and surrounding countryside.

An entrance hallway provides access to the principal reception rooms, including a sitting room, study/media room and an impressive open-plan kitchen/living room with vaulted ceiling and polished concrete flooring. The kitchen is hand crafted by Menzfeld Bespoke Joinery, fitted with a range of wall and base units together with integrated appliances.

The principal bedroom suite includes a beautifully crafted handmade dressing room by Menzfeld Bespoke Joinery, together with an en-suite shower room and separate bathroom. There are three further bedrooms and a family bathroom, along with a games room which could be adapted to provide additional accommodation if required.

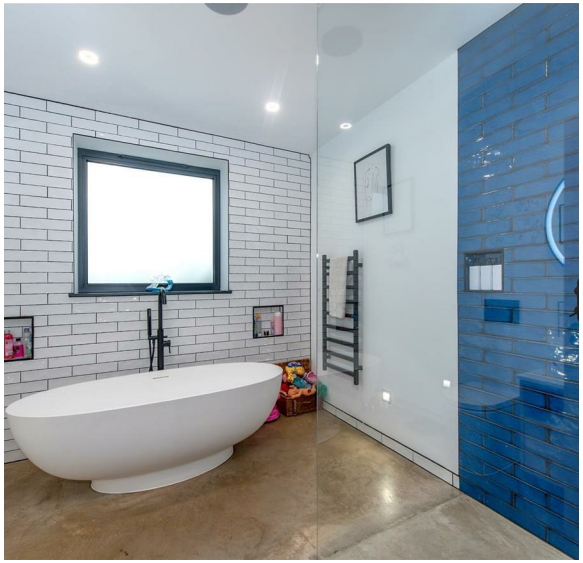
The property also benefits from a garage store.













OUTSIDE

An impressive gated entrance leads to Barn View and opens onto a spacious driveway providing ample parking. A further driveway spur leads to two adjacent barns, both recently rebuilt and offering excellent space for livestock, agricultural equipment or additional storage. Both buildings benefit from light and power and have direct access to the main paddock.

The principal paddock slopes gently to the south and east and is enclosed by mature hedgerows and trees. The gardens surrounding the property have been attractively landscaped and include a substantial paved terrace, perfectly positioned to enjoy the outstanding south-facing views. Steps lead down to further lawned areas designed to make the most of the surrounding countryside.

In all, the property extends to approximately 5 acres.

SERVICES

Mains electricity. Private water and drainage. Oil fired central heating. Standard broadband available (Ofcom), Mobile signal good in and outdoors with EE and 3, good outdoors with other providers (Ofcom). Please note the agents have not inspected or tested the services.

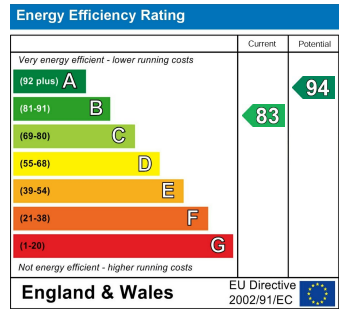
DIRECTIONS

From Taunton proceed onto the A358 sign posted to Minehead. After approximately 4 miles turn-left signed posted to Exford on the B3227. Continue to Elsworthy crossroads, go straight over and up the hill for approximately half a mile. Take the next left and continue along this road for approximately a quarter of a mile and the property will be found on the left-hand side.

Approximate Gross Internal Area
Barn View = 458.0 sq m / 4931 sq ft
(Including Barns / Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1268158)



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










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