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FINE & COUNTRY
Homes from Webbers

Coburns Barn
Bishopswood | Chard | Somerset
Guide Price £795,000

Coburns Barn, Bishopswood, Chard, TA20 3RY

A substantial and beautifully presented detached converted barn sitting within just over an acre of land. The barn is believed to date back to the 1840s from its date stone of 1842, thereon converted in 1989. The property has been enjoyed by the current owners for the past 25 years, within which time they have undergone a thorough programme of refurbishment internally, to include the upgrading of the original stables into additional living/leisure accommodation which lends itself very much to a generous and fully self-contained annexe potential (subject to the necessary planning and consents).

- Detached barn conversion
- Annexe or home business potential
- Additional barn
- Garden and paddock (approx. 1 acre)
- Rural living, acres of countryside surrounding
- Significant neighbouring land available to rent (subject to separate negotiation)
- Four bedrooms to main house (master with ensuite)
- Two generous receptions
- Large farmhouse style kitchen/breakfast room
- Separate utility
- Ground floor WC
- Immediate access to country walking and riding

The presentation of this surprisingly spacious detached property perfectly combines that of period character and contemporary stylings to include feature fireplaces, exposed stone walls, exposed beams and by contrast floor to ceiling feature windows and an impressive galleried landing. Furthermore, the property is situated within the ever sought after Blackdown Hills, designated as an Area of Outstanding Natural Beauty.







ACCOMMODATION

In brief, the accommodation comprises as follows:

ENTRANCE PORCH

Positioned centrally within the property's accommodation, the porch provides useful cloaks storage before thereon providing access into the;

ENTRANCE HALL

Being of generous proportion, rear aspect window, stairs rising to the first floor and access into the Living Room, Dining room and ground floor WC.

GROUND FLOOR WC

Fitted with a low level WC and wash hand basin.

LIVING ROOM

Greatly enhanced with an array of features to include floor to ceiling feature window (from which the galleried landing overlooks), exposed brickwork, exposed beams and a log burning stove. In all the room enjoys natural light from a total of five windows.

DINING ROOM

Enjoying natural light to two aspects, a window to the rear and French doors to the front garden, ideal for entertaining. The dining room then opens into the

KITCHEN/BREAKFAST ROOM

Beautifully re-fitted in a range of oak fronted units to base and eye level. Granite worktops and integral Neff dishwasher.

Space for American style fridge/freezer and space for a Rangemaster oven. Front aspect windows enjoy views across the garden and paddock, and a rear door provides access to the rear courtyard.

Conveniently located beyond the kitchen is the separate utility.

UTILITY ROOM

Fitted with worktops and a sink/drainer unit there is provision for a washing machine, tumble dryer and a chest freezer.

From the utility is access externally to the front of the property, and additionally access into the now converted stables which provides as follows:



OFFICE

With French doors to the front garden and rear aspect window, and door into the;

GAMES ROOM

Comfortably housing a full-size antique billiard table (*available by separate negotiation*).

Measuring an impressive 37ft plus in length and benefitting from exposed feature beams and rear aspect windows and door to the rear courtyard and barn. Beyond the games room is a separate store room.

To the first floor is a surprisingly spacious landing enhanced by Velux windows and the galleried overview to the living room and out to the external countryside views and garden.

MASTER BEDROOM

The master bedroom suite is well situated to one side of the property enjoying dual aspect windows, a dressing area to include fitted wardrobes, and an en-suite shower room.

BEDROOM 2

Double bedroom with rear aspect feature window for countryside views.

BEDROOM 3

Rear aspect window for countryside views.

BEDROOM 4

Double bedroom with rear aspect feature window for countryside views.

FAMILY BATHROOM

Re-fitted with an impressive classic suite to include a large bath, separate double shower cubicle, low level WC and wash hand basin. Velux window.

OUTSIDE

The property is accessed via a shared driveway but then leads into its own private drive which makes provision for substantial off-road parking. Lawned level gardens can then be enjoyed to the front of the property, beyond which is the paddock which is enclosed by natural hedge borders. To the rear of the property is the long courtyard, beyond which is the timber stabling/barn as well as a further timber shed.

The paddock with mains water trough is enclosed by traditionally hedged Devon banks and is stock proof fenced to all sides.

AGENTS NOTE

A footpath runs beside the house for the full length of the house. It cuts across from the corner of neighbour's property (Coburn Farm). Although the footpath is very rarely used, the owners have put in an application to have it re-directed.

LOCATION

Set amidst open countryside within the Blackdown Hills, designated as an Area of Outstanding Natural Beautiful, the property provides for instant countryside walking and riding. The village of Bishopswood benefits from amenities to include the public house and village hall. Taunton, the County Town of Somerset is just ten miles away, with its full array of leisure facilities, retail and schooling. For those needing to commute, both Taunton and Honiton benefit from a main line railway station with links to London.

DIRECTIONS

From Taunton, proceed out on the B3178 passing through Corfe and onto the Blackdown Hills. Continue straight ahead, passing the turn signposted to Bishopswood and then take the next left. The road to the property itself is then the second on the left.

SERVICES

Mains water, electricity. Private drainage. Oil fired central heating. Super-fast broadband. 14 solar panels with Tesla storage battery. All under warranty and fitted less than 2 years ago.

TENURE

Freehold

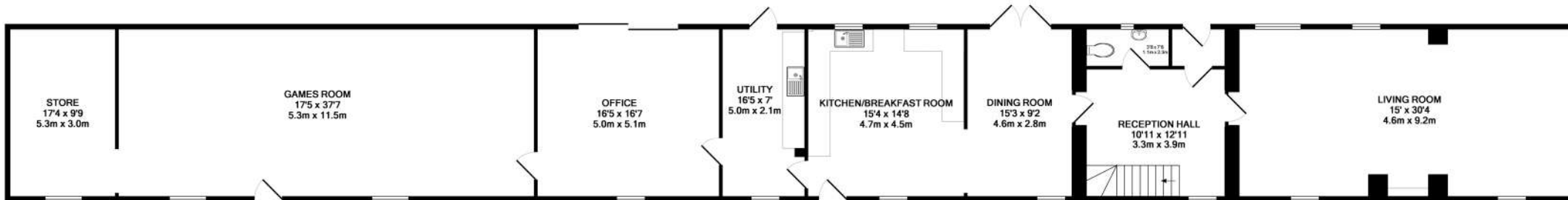
COUNCIL TAX BAND: F

EPC RATING: D

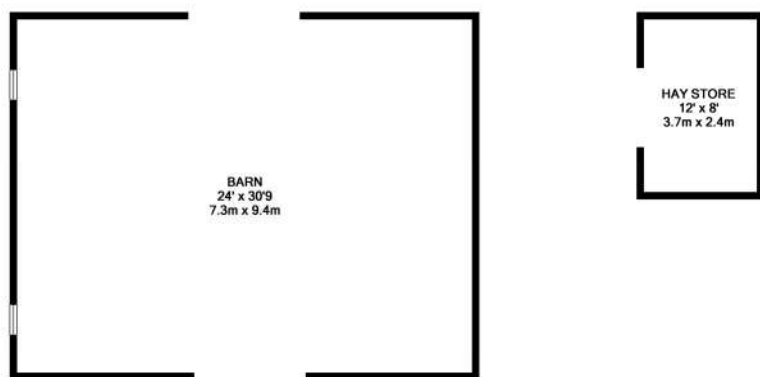
OPENING TIMES:

Monday – Friday 8:45am – 6pm
Saturday 9:00am – 4:00pm

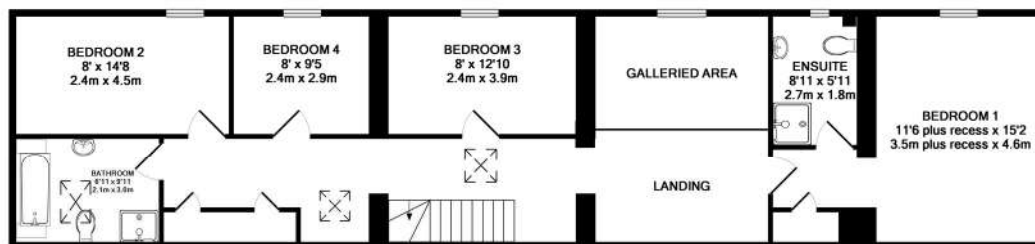




GROUND FLOOR



BARN



1ST FLOOR

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