



4 The Old Silk Barns
Fosse Way, Ilchester, BA22 8GF

George James PROPERTIES
EST. 2014

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Fosse Way, Ilchester, BA22 8GF

Guide Price - £725,000

Tenure – Freehold

Local Authority – South Somerset District Council

Summary

Dating from the 1830's this Grade II listed barn has been beautifully converted into an impressive luxury home offering outstanding living accommodation. Many of the barns original features have been retained including exposed stone and brick walls, exposed roof trusses and the original timber stable dividers in the impressive kitchen/ breakfast room. The vast living space includes a superb living room with wood burning stove, dining room and kitchen/breakfast room with utility and WC. To the first floor there are three large bedrooms, study and three bathrooms with two further bedrooms and bathroom on the second floor. Outside is an enclosed courtyard garden, covered courtyard and triple car port.

Amenities

The popular town of Ilchester offers a full range of amenities within easy walking distance. These include a petrol station, local shop, pubs and restaurants, church and primary school. A more comprehensive selection of amenities can be found in Yeovil approximately 5 miles to the south.

Services

Mains gas, water, electricity and drainage are all connected. Gas fired underfloor heating to the ground floor and radiators to the first and second floors.

Entrance Hall 18' 1" x 7' 7" (5.51m x 2.31m)

Glazed entrance door, stairs to the first floor and original exposed red brick walls.

Dining Room 18' 1" x 14' 7" (5.51m x 4.44m)

With glazed door to the front and window to the side.

Sitting Room 29' 4" x 14' 0" (8.95m x 4.27m)

With door and window opening to the covered courtyard. Two sets of French doors opening to the courtyard garden. Corner mounted wood burning stove.

Rear Hall/Utility Room 10' 1" x 17' 4" (3.08m x 5.28m)

With stable door to the courtyard garden. Range of fitted units with Belfast sink, fitted washing machine and tumble dryer. Cupboard housing gas fired boiler.



WC

With window to the rear, low level WC and vanity wash hand basin. Ladder heated towel rail.

Kitchen/Breakfast Room 18' 9" x 17' 4" (5.72m x 5.28m)

With window to the rear and window and French doors to the front. Range of base and wall mounted units with Belfast sink unit, fitted appliances including fridge freezer, dishwasher and Rangemaster cooker with extractor hood.

First Floor Landing

With stairs to the second floor and built in airing cupboard with slatted shelving.

Bedroom 2 17' 4" x 16' 1" (5.29m x 4.90m)

With low sill arched window to the front and built in wardrobe.

Bathroom 6' 10" x 7' 8" (2.09m x 2.33m)

With window to the rear, low level WC, vanity sink unit and panelled bath with mains shower over. Ladder towel rail.

Study 6' 7" x 8' 0" (2.0m x 2.44m)

With low sill arched window to the front.

Bedroom 3 13' 10" x 15' 1" (4.22m x 4.60m)

With French doors and glass Juliet balcony to the side and low sill arched window to the front.

En-suite Shower Room

With low level WC, vanity wash hand basin and shower cubicle with mains shower. Ladder towel rail.

Bedroom 1 29' 2" x 13' 11" (8.90m x 4.24m)

With sloping ceiling and two roof windows, French doors and glass Juliet balcony to the side.

En-Suite Shower Room

With low level WC, vanity wash hand basin and shower cubicle with mains shower. Ladder towel rail.

2nd Floor Landing

Bathroom 5' 11" x 8' 4" (1.8m x 2.54m)

With low level WC, vanity wash hand basin and panelled bath with mains shower. Ladder towel rail.

Bedroom 4 15' 0" x 11' 10" (4.58m x 3.6m)

With window to the side.

Bedroom 5 14' 4" x 12' 2" (4.38m x 3.70m)

With roof window.



Outside

A shared vehicular drive passes through a covered barn to a shared courtyard and access to the triple car port. A gate leads to the courtyard garden.

Covered Courtyard

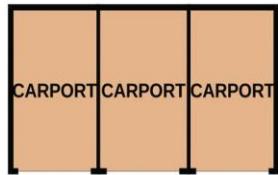
To the other side of the barn is a large covered courtyard with water, light and power.

Triple Carport 28' 10" x 15' 8" (8.79m x 4.77m)





GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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1 Brandon House, West Street, Somerton, TA11 7PS
Tel: 01458 274153

email: somerton@georgejames.properties
www.georgejames.properties



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