



## Manor Barn

Thurloxton, Taunton, Somerset, TA2 8RH

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ESTATE AGENTS

A particularly spacious semi-detached former barn offering accommodation of character with a walled south facing rear garden, large outbuilding providing excellent covered parking and storage and standing in grounds of about 0.35 acres on the edge of this sought after village



### Key features

- Impressive galleried reception hall. Cloakroom
- Double aspect Sitting room with doors to rear garden and large inglenook fireplace
- Dining room with doors to south facing rear garden
- Kitchen/breakfast room with doors to rear garden
- Principal bedroom with en suite shower room and dressing room
- 3 further bedrooms and family bathroom
- South facing walled rear garden with lawn, terrace and raised beds
- Large outbuilding extending to about 180' with hobbies room
- Large circular driveway with ample parking. In all about 0.35 acres

### Services

Mains water and electricity. Electric central heating. Solar panels. Shared private drainage.

### EPC rating

Band C (76)

### Council tax

Band F





### The property

Converted around the turn of the millennium, this former barn offers particularly spacious and well appointed accommodation of character. It is light and airy with the majority of the main rooms enjoying a wonderful southerly aspect and views over the walled garden. The property exhibits many original features with a wealth of exposed timbers and stone walls. A major feature of the property is a substantial single storey barn which extends to about 180' in length. This currently provides garaging, storage and a hobbies room. The gardens are also well tended and in total the plot extends to about 0.35 acres.

### The accommodation

The accommodation is approached via an impressive galleried reception hall with tiled floor and exposed ceiling timbers. Cloakroom with WC and basin. The sitting room is a superb reception room of lovely proportions and enjoys a double aspect with double doors opening to the south facing walled garden. Inglenook fireplace with inset wood burning stove. Exposed timber flooring. The dining room also has double doors opening to the rear garden and features an exposed stone wall. An archway opens to the well fitted kitchen/breakfast room with built in pantry and doors to the front and rear garden.



### First floor

The principal bedroom features a vaulted ceiling, Juliette balcony and includes a dressing area with built



in wardrobes. The en suite bathroom has a bath, twin basins, wc and separate shower enclosure. There are 3 further bedrooms and a family bathroom.

### Outside

The gardens are very much a feature of the property and include a wonderful walled south facing garden which includes lawn, patio, raised beds and numerous fruit trees. To the front of the property is a large circular driveway, providing ample parking and flanked by lawn with numerous shrubs and spring bulbs.

### Outbuilding

The single storey barn extends to about 180' in length. It is currently divided to provide an open fronted store, garaging, car port, enclosed storage and a hobbies room. It provides excellent storage and extensive covered parking.

### Situation

Manor Barn is situated along a quiet country lane on the edge of the favoured village of Thurloxtton, which is in the Quantock foothills, designated an Area of Outstanding Natural Beauty and providing miles of footpaths and bridleways. The village has a parish church, a well utilised village community hall and pub. It also has good access to both the local towns of Taunton and Bridgwater. Taunton, the county town, provides a comprehensive range of recreational, scholastic and shopping facilities as well as a main line railway station and M5 interchange.





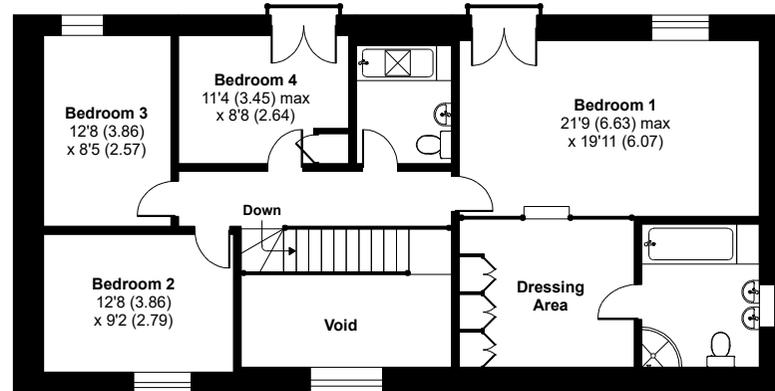
# Manor Barn, Thurloxtton, Taunton, TA2

Approximate Area = 1956 sq ft / 181.7 sq m (excludes void / carport / open barn)

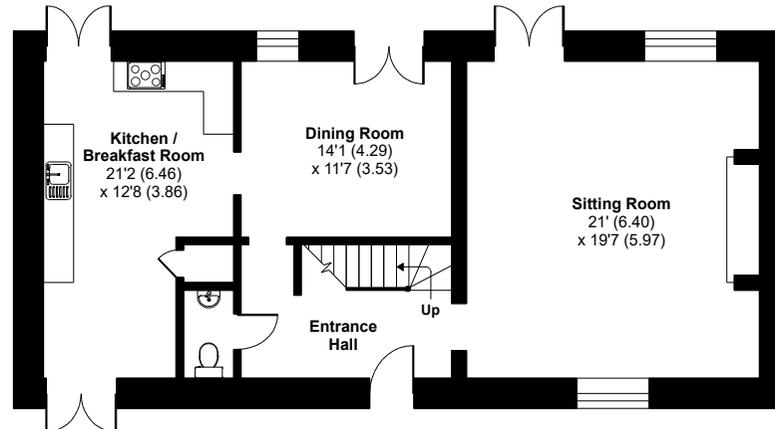
Outbuilding = 1154 sq ft / 107.2 sq m

Total = 3110 sq ft / 288.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for James Gray. REF: 1401768

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