



Lower Barn, High Street, Aller,  
Langport, Somerset, TA10 0QN

Guide Price £450,000

3 bedrooms  
Ref:EH001596



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## Overview

- A 3 bedroom detached barn conversion
- 2 bedrooms with en-suite & family bathroom
- Oak flooring
- Beams to ceiling
- Extensive kitchen/breakfast room
- Cloakroom
- Off road parking
- Well presented property



English Homes are delighted to be marketing this 3 bedroom detached barn conversion. Don't just drive by this property come and have a look. The property has been sympathetically converted to a wonderful family home with spacious accommodation. There has been such attention to detail from the beamed ceilings to the oak flooring and stairs. The property benefits from a spacious kitchen measuring 35' in length, gravelled off road parking, en-suites to 2 of the bedrooms, master bedroom with walk in wardrobe, oil fired central heating, oak framed double glazing, enclosed gardens and cloakroom.



**Accommodation:** Covered entrance porch with oak door which provides access to:

**Dining Room: 24' 2" x 18' 2" (7.37m x 5.53m)**

**(Maximum measurements)** Dual aspect oak framed double glazed windows, radiator, oak flooring, understairs storage cupboard, inset spotlights, smoke detector, oak stairs rising to first floor landing, full length glass panels and door through to kitchen, stable latch doors through to:

**Cloakroom:** Low level dual flush toilet, pedestal wash hand basin with mixer tap, tiled splashback, heated towel rail, oak flooring, extractor fan.

**Living Room: 17' 7" x 17' 11" (5.35m x 5.45m)**  
**(Maximum measurements)** Triple aspect oak framed double glazed windows to front, side and rear, space for electric fire with slate hearth and wooden mantle, radiators, oak flooring, inset spotlights, storage cupboard.

**Kitchen/Breakfast Room: 35' 9" x 12' 9" (10.89m x 3.89m)** **(Maximum measurements)** Side aspect full length oak framed double glazed windows, vaulted ceiling, velux windows, 1 1/2 bowl sink and drainer with mixer taps, a range of shaker style low level and wall mounted kitchen units





with oak work surfaces, tiled splashback, space for a range cooker, with stainless steel extractor hood over, pelmet lighting, tiled flooring, exposed beams, integrated dishwasher and washing machine, with further storage cupboards, radiators, smoke detector, oak framed double glazed french doors giving access to the outside and tiled flooring.

**First Floor Landing:** Velux window, beams to ceiling, inset spotlights, smoke detector, stable latch doors through to:

**Bedroom 1: 18' 3" x 15' 11" (5.55m x 4.86m)**

Side aspect oak framed double glazed window with secondary glazing, radiator, beams to ceiling, wall mounted reading lights, inset spotlights, walk in wardrobe with automatic lighting, door through to:

**En-suite:** Double shower cubicle with waterfall shower head, low level dual flush toilet, pedestal wash hand basin with mixer tap, heated towel rail, opaque glass panes through to hall, spotlights, beams to ceiling, tiled to full height, extractor fan, tiled flooring.

**Bedroom 2: 15' 7" x 8' 6" (4.75m x 2.60m)**

**(Maximum measurements)** Dual aspect oak framed double glazed windows to the front and side, radiator, beams to ceiling, inset spotlights, door leading through to:

**En-suite:** Shower cubicle, pedestal wash hand basin with mixer tap, low level dual flush toilet, exposed beams, opaque glass panels through to hallway, inset spotlights, tiled to full height, tiled flooring, extractor fan.

**Bedroom 3: 13' 3" x 7' 10" (4.05m x 2.40m)**

Dual aspect oak framed double glazed windows to rear and side, radiator, beams to ceiling, inset spotlights.



**Bathroom:** With ball and claw style bath, mixer taps, low level dual flush toilet, pedestal wash hand basin with mixer tap, heated towel rail, tiled to full height, tiled flooring, beams to ceiling, spotlights, extractor fan.

**Outside:**

**Parking:** There is a gravel driveway providing off road parking for a couple of vehicles with a 5 bar gate leading to:

**Garden:** There is a flagstone path to property with a lawned garden, seating area and partly gravelled, with stone wall frontage and picket fence to the rear, adorned with a variety of well established creepers. There is a covered entrance to the property with a wall mounted light.

**Rear Garden:** Paved patio area with stone wall borders, trellis with mature creepers, shed and gate to a paved path with well stocked borders with a large lavender bush, rose, stone wall borders and gate to the front.

**Agents Note:** The property is situated within the curtilage of a Grade II listed building.

**Services:** Mains water, mains drainage and oil fired central heating.

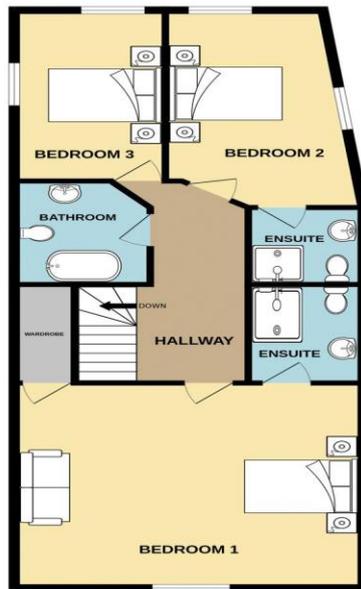
**Amenities:** The popular village of Aller has a range of facilities, which include a village inn/restaurant, vineyard, pottery, 12th century parish church, community playground and village hall. The larger busy market town of Langport lies less than 3 miles to the South East. Langport has a range of facilities fulfilling most day to day needs, with a variety of shops including a Tesco store, medical centre, various churches and schools for all age ranges including the well known Huish Episcopi Academy and Sixth Form. The town of Langport itself lies only about 8 miles north of the A303 which connects to the national motorway network and is well placed for the larger towns of Taunton with its main-line railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo and Paddington). The Dorset coast is about 25 miles.

**VIEWINGS STRICTLY BY APPOINTMENT:**

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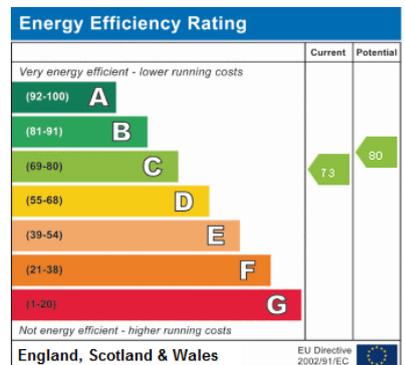
1ST FLOOR



GROUND 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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