



The Bartons, Yeabridge, South Petherton, TA13

Guide Price: £365,000

Freehold

The Bartons, Yeabridge, South Petherton, TA13

With the benefit of no onward chain, we are delighted to offer for sale this Grade II Listed two storey barn conversion in the select "The Bartons" development.

Converted in the late 1980s from a range of barns and farm outbuildings, No. 5 The Bartons offers spacious "upside down" accommodation with Sitting Room and Kitchen/Dining Room both dual aspect and 20'. Stand out features of the property are the vaulted ceilings with exposed timbers, mullion windows and exterior stone steps and balcony.

The property benefits from a Gas central heating system and has a private L-shape Garden and attached 20' Garage. Ample extra parking is available in the nearby Visitors Parking area.

Accommodation:

Stone storm Porch with large part glazed timber front door set into a stone archway to:

Entrance Hall 14'1 x 9'3 with stairs rising, understair cupboard, doors to all ground floor rooms.

Principal Bedroom 20'2 (max) x 13'3 (max) with windows to front and rear, door to:

Ensuite Bathroom with panelled bath and shower over, bidet, WC, wash hand basin, obscure window, door to storage cupboard.

Bedroom Two 12'1 x 10'10 with window to front

Bedroom Three 11'7 x 8'10 with window to rear

Bathroom with panelled bath and shower over, WC, wash basin, light/shaver point, extractor

Stairs rise to:

First floor galleried landing with door to attic storage, vaulted ceilings and exposed timbers, door to Airing Cupboard with hot water cylinder and shelving, feature light fitting, wide part glazed door set into stone archway to balcony and a set of outdoor stone steps

Door to WC with window, low level WC, wash basin.

Sitting Room 20'2 x 13'3 with feature corner Gas fired stove and flue on tiled base, dual aspect windows, wall lights, vaulted ceiling with exposed timbers.

Kitchen/Dining Room 20'2 x 12' with dual aspect windows, Kitchen area with a range of base, wall and drawer units, work surface, freestanding double oven with filter hood over, one and a half bowl sink and drainer, space and plumbing for dishwasher, door to:

Utility Room 6'9 x 5'1 with window, wall mounted Gas boiler, work top, plumbing for washing machine and space for tumble drier.

Outside the property faces a gravelled courtyard of similar barn conversions. Next to the property is an attached:

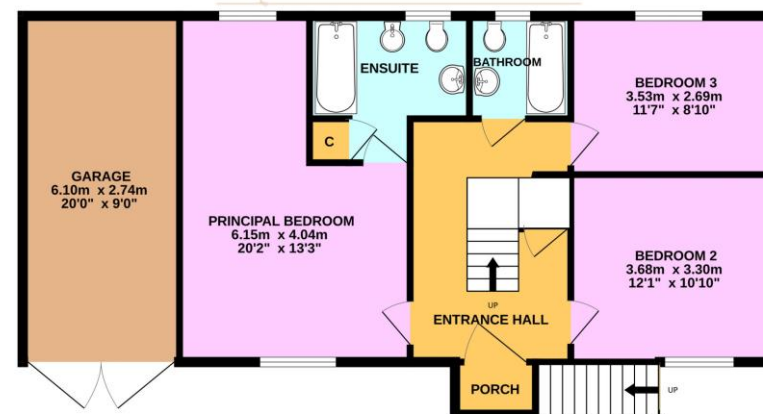
Garage 22'2 x 9' with light, power and water and double timber doors. Further parking is easily found in the visitors parking area. The garden which surrounds two sides of the property is laid to lawn with established shrubs and flowering bushes with a laurel hedge offering privacy.

Agents Note: There is a private drainage system which, along with the maintenance of all the shared areas, is run by a residents' management company. There is an annual charge of £550 (£55 per month over 10 months of the year).

1ST FLOOR
65.9 sq.m. (710 sq.ft.) approx.



GROUND FLOOR
84.3 sq.m. (908 sq.ft.) approx.



TOTAL FLOOR AREA: 150.3 sq.m. (1617 sq.ft.) approx.

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.