Symonds & Sampson

1 Barrington Mews

Barrington, Ilminster, Somerset

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Barrington
Ilminster
Somerset TA19 0JE

A great value village home in one of our most sought after villages, with comfortable well-presented accommodation, off-road parking and a private garden, all within easy reach of village facilities, the NT Barrington Court grounds and a myriad of countryside footpaths.

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- Modern cottage style property in sought after village
- Three bedrooms (master en suite)
- Well-presented throughout
- Low maintenance garden
- Allocated parking and additional visitor parking
- Walking distance of NT Barrington Court and countryside walks

Guide Price £240,000

Freehold

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THE PROPERTY

This delightful three-bedroom end of terraced house is located in the picturesque village of Barrington. Built in a cottage style, this modern property offers a blend of comfortable living spaces, a peaceful garden, and a prime location.

ACCOMMODATION

Upon entering through the UPVC part-glazed front door, you are welcomed into an entrance hall with convenient downstairs cloakroom and useful storage space for coats and everyday essentials.

The kitchen is positioned to the front of the property and is fitted with a range of units offering excellent storage and generous worktop space. Integrated appliances include a fridge freezer, electric oven and four-ring hob with stainless steel extractor hood, while there is also space and plumbing for both a washing machine and dishwasher. The Grant oil-fired boiler is also housed within the kitchen.

The generous sitting room is filled with natural light, with patio doors opening directly onto the garden and creating a wonderful connection between the indoor and outdoor spaces.

Upstairs, the bright landing leads to three bedrooms and the family bathroom. The principal bedroom overlooks the front of the property, enjoying lovely views across the village towards open fields, and benefits from a useful en suite shower room fitted with a white suite comprising corner shower, WC, wash hand basin and ladder-style heated towel rail.

The surprisingly spacious family bathroom is attractively finished with contemporary white tiling and a modern white suite, including a bath with shower attachment, wash hand basin and WC. A cupboard houses the hot water cylinder. Two further bedrooms complete the first floor accommodation, comprising a second double bedroom and a single bedroom. The loft space is boarded and accessed via a drop-down ladder, providing additional storage potential.

OUTSIDE

The property is approached over a shared footpath to the front. The rear garden is currently laid to astro turf with a patio from the french doors. At the end of the garden there is a pedestrian gate leading out to the rear access path. At the end of the terrace is a locked area housing each property's oil tank for the central heating. There is an allocated parking space for No.1 along with an extra three visitor spaces which can be used on a first come, first served basis.

SITUATION

Barrington is one of South Somerset's most attractive conservation villages and boasts an enviable position with easy access to excellent road links via the A303 and M5/A358, and yet does not lie on a main road itself.

The renowned National Trust property Barrington Court lies at one end of the village and is much more than somewhere to visit. There is a range of artisan workshops, second-hand bookstore, café/restaurant, gift shop and lots of lovely spaces to enjoy the peace and quiet, over a picnic perhaps. There is a super network of public footpaths criss-crossing the estate and village, excellent for dog-walking.

The Barrington Boar is a very well-respected, award-winning restaurant/pub with rooms and excellent food and is just a short walk from the property. There is a thriving community spirit at Barrington with lots of things to get involved with, should you wish. The Village Hall is very much a hub for activities and events, which include Community Coffee mornings, Gardening Society, Choral Society, Amateur Dramatics Group (The Barrington Players), Pilates, Zumba and Yoga, Table Tennis and Bridge. There really is something for everyone.

The nearby town of Ilminster has a full range of facilities, including a wide selection of small independent shops, together with two supermarket chains, bars, cafes, Post Office, doctors' surgeries, dentist and optician. It is a vibrant local community with an abundance of cultural and activity-based pursuits centred around the Theatre, Arts Centre, Church, Primary School, Tennis and Bowls Clubs, and many other community groups. Ilminster has convenient access to the M5 (Junction 25), just 11 miles away, and the A303, which passes nearby. Crewkerne Railway Station, on the Waterloo to Exeter line, is 7 miles away, and Taunton Station, on the Exeter to Bristol and Paddington lines, 13 miles away.

DIRECTIONS

What3words///swimsuits.wolf.ballparks

SERVICES

Mains drainage, water and electricity. Oil central heating.

Ultrafast broadband is available. There is mobile coverage in the area. Please refer to Ofcom's website for further information.

MATERIAL INFORMATION

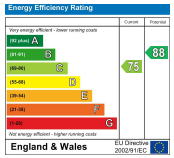
Somerset Council - Tax Band C

Barrington Mews Management Company are responsible for the upkeep of the car park area, paths and fencing surrounding the oil tanks. The vendor informs us that currently the properties pay c.£250 a year towards Barrington Mews Management Company to cover this.

We understand there is a further charge of c.£20 per annum towards the shared upkeep of the village hall car park entrance over which residents have access.

The freehold of the car parking area is owned by Barrington Mews Management Company of which each resident is an owner and has a designated space.

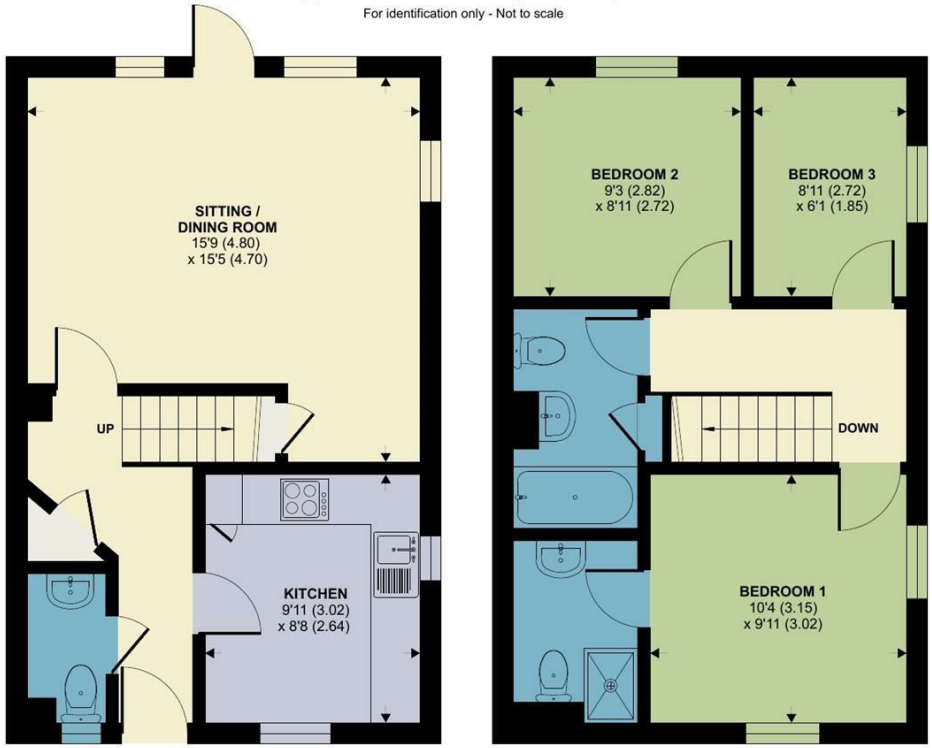
The property is PARTLY located within the village's designated conservation area.



Barrington, Ilminster

Approximate Area = 824 sq ft / 76.5 sq m

For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1139184

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