



The Barn,
Vellow Road, Stogumber, TA4 3TL

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The Barn, as its name suggests, is an attractive detached barn constructed of local stone under a thatched roof, originally believed to date back to the mid-19th century. The property received a substantial extension addition in the 1960s, with a further attached outbuilding added about 40 years ago.

THE PROPERTY

The Barn sits within an enviable unique position central to the desirable village of Stogumber, enjoying elevated views out across the village with glorious rolling hills of the surrounding countryside beyond. One of the key features of the property is the privacy and seclusion surrounding the house and a privately owned, long sweeping drive from the road following up to extensive parking and turning to the front area. (NB to the immediate entrance from the road a neighbouring property has an easement right of access leading off the entrance to the side).

THE ACCOMMODATION

The accommodation comprises: inner porch with space available for boot and cloak hanging leading into a small inner hall.

The kitchen is accessed off to the side to include a range of traditional wall and base units with good storage facility. A superb walk-in pantry fitted with a range of shelving provides cool storage for provisions. etc. A professional electric Rangemaster double oven with grill is built into the side with gas hob over. Space is available for an upright fridge/freezer and dishwasher.

To the side access leads into a useful laundry and utility room. Elevated views look out across the village and countryside beyond.

A generous sized reception room duals as Dining/Breakfast area opening into an informal family room/sitting area this leads on from the hall. High ceilings with a dual aspect looking out to elevated views across the village and main front area to the barn with mature trees and a raised spring garden run along the drive.





An inner hall continues along with the main drawing room located to the far end of the house. This very spacious L-shaped room is light and bright with a further dual aspect enjoying views out to the front and rear of the house.

The principal bedroom and a further guest double bedroom are located off the inner hall with a further two separate shower rooms.

An open tread staircase leads down to the ground floor where there are three further bedrooms and a family bathroom.

To the far end is a useful boot room with further storage to the side.

Side access leads out to a lower veranda area offering covered outside storage with direct access to a connecting office. To the other side is a connecting garden store and separate boiler room. Paved area follows onto a lawned area with a kitchen garden beyond.

GARDENS AND GROUNDS

The Barn is approached off a quiet country lane that continues into the central village. A tarmacked drive, initially shared by a neighbouring property, leads up to a five barred gated entrance. Beyond is a parking area to the side for several vehicles with a mature hornbeam hedge separating the lower garden area. A drive continues up along the side of the house bordered by a selection of mature ornamental trees and lawned area filled with a wide variety of spring bulbs that offer a carpet of stunning colour up to the front area of the house. This opens out to a gravelled parking and turning area with immediate access to a useful garage with sliding door. The far boundary is bordered by high walls that provide complete privacy and seclusion from the village. A further grassed area interspersed by ornamental shrubs gives further colour and interest.

The lower garden extends out from the rear of the Barn where there is a large sun terrace and BBQ area, ideal for outside entertaining and enjoying the late afternoon sun. A clipped hedge divides a further lawned area, which in turn is separated by an established espalier apple hedge with footpaths leading into a most productive kitchen garden. Raised borders divided by pathways offer the opportunity to grow a wide variety of vegetables, all of which are located in a southerly position and protected by walls and hedging. Beyond are a number of composting bins. A greenhouse to the side and rainwater harvesting butts line the side wall. A long old garden shed constructed of local stone runs along the side with a further lawned area to the entrance of the property completes these wonderful gardens.

SITUATION

The property is beautifully situated in the centre of the village of Stogumber occupying a slightly elevated situation with views over the village and open countryside beyond. The general locality is widely regarded, offering some of the most picturesque countryside within the county with the West Somerset coastline and Exmoor readily to hand. The village itself provides a popular primary school, village pub, post office and general stores whilst the county town of Taunton is readily accessible some 14 miles away, where a wide range of shopping, recreational and scholastic facilities can be found including three noted public schools. The M5 may be joined at Taunton which also offers a fast rail link to London Paddington. Both Bristol and Exeter airports are also within easy striking distance. With Exmoor and the Quantock Hills within easy distance, with fantastic walking opportunities and a superb network of bridle ways and foot paths.









DIRECTIONS

From Taunton take the A358 towards Williton and after approximately 10 miles turn left towards Stogumber. On reaching the village continue down the hill of Station Road bearing right at the bottom to a T Junction. Turn right and follow the road bearing left on to Vellow Road. After passing James' Cottage, the private drive can be seen along on the right side. Follow up the drive through a five-bar gated entrance and continue along to the front of the property.

SERVICES

Mains electricity, water and drainage. Calor Gas for hob, oil central heating.

LOCAL AUTHORITY

Somerset Council. Tax Band F

ENERGY PERFORMANCE CERTIFICATE

EPC rating E

FOR FURTHER INFORMATION

The garage is owned under a possessory title granted in May 2019, and has been in the possession of the current and previous owners of the Barn for in excess of 40 years. Full absolute title can be applied for in May 2031

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Approximate Area = 2276 sq ft / 211.4 sq m
 Outbuildings = 382 sq ft / 35.4 sq m
 Shed = 96 sq ft / 8.9 sq m
 Boiler Room = 15 sq ft / 1.3 sq m
 Garage = 177 sq ft / 16.4 sq m
 Total = 2946 sq ft / 273.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Humberts. REF: 1101267.

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