



The Linhay,

Joyces Farm, Preston Bowyer, Milverton, TA4 1PQ

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The Linhay is a most impressive barn conversion that forms part of Joyces Farm of which there are 4 other neighbouring residences. This architectural design features an impressive full height cathedral window to the far gable end, allowing an abundance of natural light to follow in with views out across the glorious open countryside beyond. The accommodation is especially light and bright throughout retaining many attractive original features including exposed stone walls attractive arched windows and ceiling timbers. Its impressive open plan design on the ground floor, provides a wonderful sense of space with an attractive mezzanine floor with glass balcony, which adds to its appealing design.

THE ACCOMMODATION

The accommodation includes main front entrance following a stone paved pathway up to main door with an attractive arched entrance. This opens into the most impressive open plan living space of over 850sq ft, with attractive polished terracotta tiling extending across the area.

To the far end of the design is a stunning, recently added, contemporary style kitchen offering a range of wall and base units. Beautiful marble worktops extend across to a breakfast bar with extensive preparation space. A range of integrated appliances include an electric oven with induction hob over and dishwasher.

A useful walk-in pantry is seen to the far end offering further storage with a separate utility room to the far side, all beautifully appointed with space for a washer/dryer with side access leading out to the side garden.

Beyond the kitchen, off to one side, is a study/home office area utilising a further downstairs area for filing and storage. A WC/cloak room is seen beyond.

An attractive open tread staircase to the far wall with a quarter landing leads to the first floor.





A spacious dining area provides ample room for a large dining table with attractive arched windows looking out to the front area. The space continues along to the sitting area. A key feature is an attractive brick pillared fireplace with a large Bessemer beam over, housing a wood burning stove. A range of book shelving runs along the far side wall. Large French windows forming the lower half of the cathedral window design, open out to the main garden. Overhead is a glazed balcony forming the mezzanine floor above.

On the first floor the principal bedroom is spacious and light with two Velux lights allowing natural sunlight in. A range of built-in wardrobe storage runs along. A feature glazed balcony looks out across through the upper cathedral window to elevated views of the open countryside beyond. An en suite shower room with large walk-in shower is beautifully finished.

To the other side of the landing bedroom two is of a similar size with a walk-in store/wardrobe off to one side. Beyond is the en suite bathroom including bath with overhead shower.

GARDENS AND GROUNDS

The gardens to The Linhay surround the property and are bordered by attractive hedging providing privacy around the garden area.

Sun terraces extend out from the property offering excellent outside entertaining space. The remainder of the garden is laid mainly to lawn with attractive ornamental shrubs. Seating areas and gravelled borders lead around to the rear.

There is a garage with drive and parking to the front with a further parking space off to the side of the main drive approach.

SITUATION

The Linhay forms part of an exclusive small development of period barns which formed part of Joyces Farm. Set within the small hamlet of Preston Bowyer, which enjoys a delightful situation close to the favoured village of Milverton and offers an excellent range of day-to-day facilities and amenities including a convenience store, and primary school.









DIRECTIONS

From Taunton proceed along the B3227 towards Milverton. On reaching Preston Bowyer the road bears sharply right and then to the left where you will pass a sign that says, "no footway for 550 yards". Carry on for approximately a further 300 yards looking for a low stone wall on the right hand side. Turn right through the opening in the wall and follow the road around to the left and The Linhay will appear in front of you.

SERVICES

Mains electricity, water. Gas CH.

LOCAL AUTHORITY

Somerset Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

Rating C

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Approximate Area = 1535 sq ft / 142.6 sq m (excludes void)
 Garage = 152 sq ft / 14.1 sq m
 Total = 1687 sq ft / 156.7 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). © nichecom 2024. Produced for Humberts. REF: 1178581

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