



Fernberrow,  
Thurloxtton, Somerset, TA2 8RF

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A delightful detached 2 bedroomed barn conversion occupying a quiet, edge of village position. This characterful property includes a private drive with detached garage and a beautiful private garden with terraces.

- Delightful detached barn conversion
- Two bedrooms, two reception rooms
- Spacious kitchen diner
- Light and airy accommodation
- Superb outside entertaining space
- Pretty summerhouse
- Quiet edge of village position

#### THE AGENTS SAYS...

Fernberrow is a most attractive two bedroomed property which was converted in 1989 from a former barn. The property enjoys a peaceful and private position and is located along a quiet country lane.

#### ACCOMMODATION

The accommodation provides light and airy well-proportioned accommodation to include Main entrance and reception hall with the WC/cloakroom off to the side.

The main staircase with a quarter landing is seen to the far side. A useful understairs cupboard offers good storage. A further cloaks cupboard and housekeeping cupboard is seen to the side. Polished oak flooring extends across.

The kitchen/diner is spacious and light with views out to the side and main garden to the rear. A full range of oak wall and base units provided excellent storage. Integrated appliances include a double eyelevel oven and grill,





Halogen hob set within the work surface, dishwasher, fridge and washing machine. Ample space allows for a breakfast/dining table at the far end.

The LPG boiler is housed within an oak cupboard to the side. Tiled flooring completes the room.

The main sitting room is located to the other side of the hall to offer spacious living space. A multi fuel wood burning stove is set within a fireplace. Display shelving is to the far side.

Double glazed doors open into the conservatory with lovely views out across the rear garden area. A further door opens onto the sun terrace which continues along to the side of the house.

On the first floor the landing area includes access to under eaves storage. There is a further built in wardrobe and a storage cupboard with shelving.

The main bedroom is spacious and light with a dual aspect looking out to the main garden area.

Bedroom two is another good-sized double again with a dual aspect.

The family bathroom is well presented to include a vanity unit with inset basin. The bath off to one side includes an overhead shower. A Velux light window allows natural light in.

## GARDENS AND GROUNDS

Fernberrow is approached off a quiet country lane, which follows a private tarmac drive up to the side of the house through a wide five bar gated entrance which continues up to the detached garage. This includes an up and over door with power, lighting and overhead storage.



A side door opens out to the main garden.

The drive continues to the main entrance at the back of the house providing parking for several cars.

A stone paved sun terrace extends around the main house and opens out to the far side offering superb outside entertaining space.

The main lawn extends out from here and is edged by established borders and mature trees giving a wide variety of colour and interest throughout the year.

A pretty summerhouse is seen to the far side. An attractive stone wall to the side gives an attractive screen to the main LPG gas tank.

To the other side a useful garden shed extends out from the back of the garage.

### SITUATION

Fernberrow is found along a quite country lane just on the edge of in the favoured village of Thurloxtton, which is situated in the Quantock foothills, designated an Area of Outstanding Natural Beauty, providing miles of footpaths and bridleways.

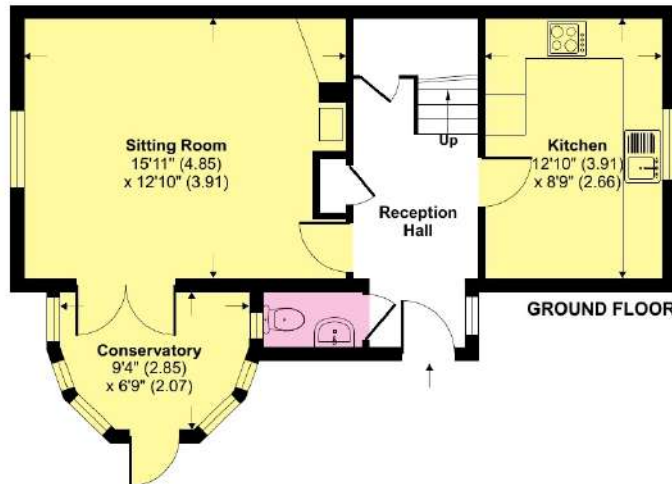
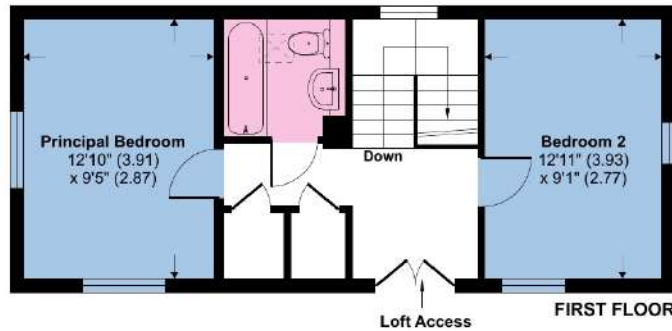
The village enjoys a parish church, public house and with good access to both the local towns of Taunton and Bridgwater. Taunton, the county town, provides a comprehensive range of recreational, scholastic and shopping facilities as well as a main line railway station and M5 interchange.







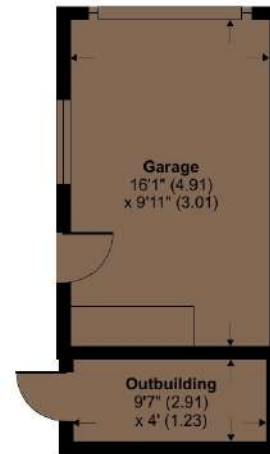




## Thurloxtton, Taunton, TA2

Approximate Area = 905 sq ft / 84 sq m  
Garage = 159 sq ft / 14.7 sq m  
Outbuilding = 39 sq ft / 3.6 sq m  
Total = 1103 sq ft / 102.3 sq m

For identification only - Not to scale



### DIRECTIONS

Proceed on the A38 towards Bridgwater and continue on the dual carriageway at Walford Cross and at the cross roads, with the right hand turning to Adsborough, take the left hand turning sign posted Thurloxtton. follow the road along through the village of Thurloxtton and take a left turn into the lane (Where the Maypole pub can be seen straight ahead. Fernberrow can be seen along on the left side.

### SERVICES

Mains water, electricity, gas CH, Septic tank.

### LOCAL AUTHORITY

Somerset Council, Tax Band D

### ENERGY PERFORMANCE CERTIFICATE

Rating E



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Humberts. REF: 1202876

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