



The Barn,

Little Bovey Farm, Waterrow, TA4 2BA

[humberts.com](https://www.humberts.com)



The Barn,

Little Bovey Farm, Waterrow, TA4 2BA

The Barn is a most impressive 5 bedroomed family home recently completed, occupying a private and secluded position set well within its garden and grounds, approaching 3 acres with a further field of approximately 5.5 acres by separate negotiation.

THE AGENTS SAYS...

The barn conversion was completed in 2023 and has been cleverly designed to blend into its attractive surroundings providing exceptional living space with stunning views out across the fields and surrounding countryside.

The accommodation is well appointed throughout and finished to a high specification to comprise large reception hall featuring beautiful porcelain tiled flooring that extends across the ground floor, all of which has zoned underfloor heating.

The main kitchen forms the largest reception area, which extends across to a family snug/sitting area, with the main dining area running along stylish full height windows, which enjoy extended views out across the fields and afford an abundance of natural light into the whole room.

The kitchen area has been brilliantly designed by Howdens Kitchens incorporating a comprehensive range of wall and base units providing extensive cupboard and drawer storage. Beautiful acrylic apollo lab tech worksurfaces extend across, creating extensive preparation worksurface space, which includes a stunning island workstation including pop up plugs and USB, with further storage and wine racks under. Pull out pantry cupboards are seen either side of the American fridge/freezer (included). Integrated appliances include a professional range with two electric ovens and grill with induction hob over and stainless steel extractor hood and dishwasher. All cupboards and drawers are soft close with pewter knobs and drawer pulls. All the windows throughout the house are thermal glazed to make it an exceptionally efficient house to run.





Beyond, the open plan design leads into a spacious sitting room featuring double French doors opening out onto the sun terrace to the side. Full height windows allow natural light into this wonderful room with views out to the side garden area and open countryside beyond.

A utility room is seen off to one side of the hall and includes a further range of storage wall and base units with space for a washing machine/dryer to the side.

A home office/study offers a quiet space with continued views out to the fields.

A plant room houses all the mechanics to the house including the air source heat pump system.

The principal bedroom being the largest, with exceptional space, includes an en suite, bath and shower room.

There are 4 further double bedrooms one of which includes an en suite, bath and shower room.

There is a spacious family bathroom with a free-standing bath and separate shower cubicle. All bathrooms are finished to a high specification including stunning tiling from Porcelanosa.

GARDENS AND GROUNDS

The Barn is approached following a farm track up the hill continuing to the top turning into the main gravelled entrance, which provides extensive parking and turning to the side of the property and also continues along the front of The Barn, with access onto the main fields to the front.

A lawned area leads on from the sun terraces seen to the far end of the barn. A substantial timber-built storeroom offers extensive space for machinery and tool storage with two smaller rooms ideal as a tack and feed store, To the far end is a most attractive log cabin designed summer house.

A covered terrace is ideal for outside alfresco dining enjoying superb views out across the fields and open countryside surrounding the property. The main field to the front of the barn, approaching 3 acres, provides superb grazing and is post and railed. A connecting gate opens into a further field of approximately 5.5 acres, which is available by separate negotiation.









SITUATION

The Barn is situated in a peaceful and private location surrounded by breath taking rural views, yet is very accessible for both the Somerset, and the Devon borders. Whilst the position is rural, the property is by no means isolated with the B3227 to the north, which provides convenient access to Wiveliscombe, where a good range of facilities and schooling can be found. Further afield lies Taunton with an extensive range of shopping, leisure and scholastic facilities benefiting those of a county town and providing mainline rail connections with access to the M5 motorway, via Junction 25. To the southwest of the property lies the popular centre of Tiverton and with further access, via the North Devon link road to the M5 motorway at Junction 27. In itself, the property occupies a position within Somerset renowned for the many varied sporting and recreational facilities available and with the National Park of Exmoor lying a short distance to the northwest of the property.

DIRECTIONS

From Taunton continue along the B3227 in a westerly direction towards Wiveliscombe.

Continue through the town leading into open countryside. On entering Waterrow follow the road along for a mile, where West Bovey Farm can be seen set back on the right side. Immediately after an unmade farm track can be seen leading up the hill. Follow this up passing farm buildings on the left and turn right at the top into the private gravelled entrance of Little Bovey Farm, where the property can be seen immediately ahead.

SERVICES

Private borehole, electricity, air source heat pump. Sewage treatment plant.

LOCAL AUTHORITY

Somerset Council Tax Band F

ENERGY PERFORMANCE CERTIFICATE

Rating B

Humberts

1 Tower Street
Taunton
Somerset
TA1 4AR

01823 288 484

taunton@humberts.com

humberts.com

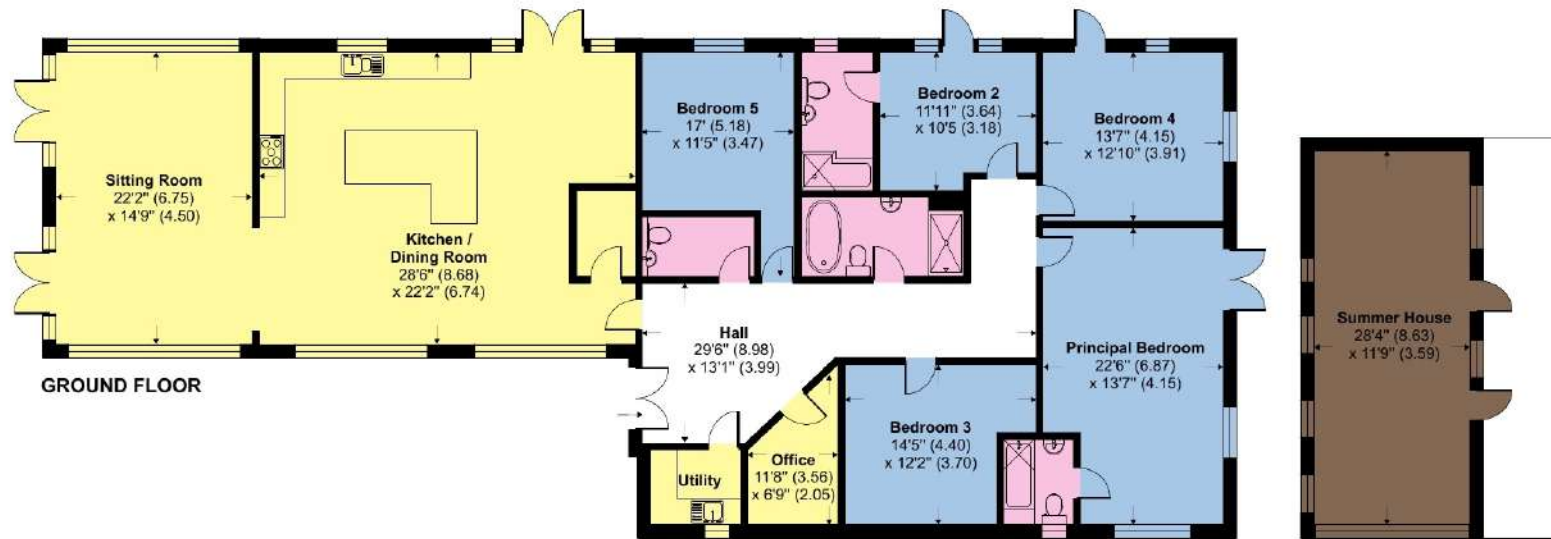
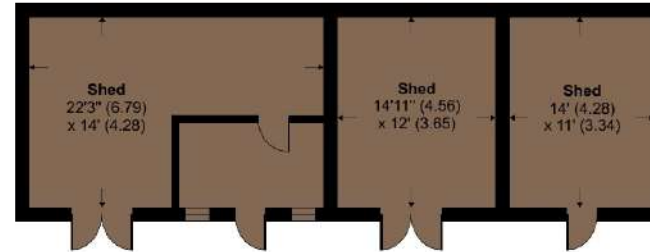
The Barn, Little Bovey Farm, Waterrow, Taunton, TA4

Approximate Area = 2555 sq ft / 237.3 sq m

Outbuildings = 1021 sq ft / 94.9 sq m

Total = 3576 sq ft / 332.2 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). © n1che.com 2024. Produced for Humberts. REF: 1167416

AGENTS NOTE:

Residential, rural and commercial agency | Professional services | Valuations | Investment

Disclaimer: Humberts for themselves and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Humberts or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Humberts or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. © Copyright Humberts 2020 | Humberts Somerset Ltd | Registered office: Humberts Somerset Ltd, Winchester House, Deane Gate Avenue, Taunton TA1 2UH. Registered in England - Company Number 12462957.

