



The Barn

1A Station Road, Bishops Lydeard, Somerset, TA4 3BU

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1A The Barn is a most attractive detached four bedroomed barn conversion. An ideal family home, which offers superb well-proportioned accommodation throughout with an abundance of natural light in all the rooms.

The property's location is particularly convenient being centrally situated within this rural village.

THE PROPERTY

The accommodation is spread across two floors to include main reception entrance hall with a WC/cloakroom.

Ahead is the main staircase with $\frac{1}{4}$ landing leading to the first floor.

A useful under stairs cupboard is seen offering excellent housekeeping storage.

Natural oak flooring extends across leading into an exceptionally spacious open plan kitchen with dining area seen off to one side.

Full height bifold opening windows open out to a pretty front garden area.

The kitchen includes a full range of base and wall unit storage incorporating a double electric oven with gas hobs over and a stainless steel extractor hood and dishwasher. There is a further integrated fridge and freezer set within a dresser style unit. A central island unit with breakfast bar provides further preparation space.

To the far end leads into a utility room with additional cupboard storage and space for a washing machine and dryer.

A part glazed door opens out to an attractive walled garden area.

The sitting room, located to the other end of the hall is spacious and light enjoying a dual aspect.

Bifold windows open out to the main garden area and gravelled terrace seen to the far side of the barn. A central feature to this room is a large wood burning stove set on a slate hearth.





Property description cont.

On the first floor a spacious landing area with Velux light window lead across to the principal bedroom. Mirrored full height sliding wardrobe storage runs along one side of the room providing extensive hanging storage.

An en suite shower room is seen to the far side.

There are two further double bedrooms, a large single bedroom and a well-appointed family bathroom.

Solid oak doors are used throughout with traditional style ironmongery adding charm and character.

All windows and doors are double glazed throughout.

Gardens

The property is approached off Station Road continuing onto a part shared brick paved entrance drive turning into a large parking and turning area to the front of the property.

A substantial detached garage with an electric roller door includes full power and lighting with some overhead storage. To the side is a useful carport with exterior electric sockets.

A paved pathway follows along to the main entrance to the house.

To the far side the main garden area is laid to lawn with established borders filled with a variety of attractive plants and ornamental shrubs. Steps lead down to a gravelled and part flagstone terrace following around the sitting room to the front entrance. This in turn connects to the front garden edged by an attractive stone wall with a central lawn bordered with established flower beds.

To the rear of the property is a walled garden area that is laid with gravel and provides a private space. A large part glazed potting shed is seen to one side.

Fives Wall is a named wall in the walled rear garden, with stone and brick faces and is of local historical interest.









SITUATION

Bishops Lydeard provides an excellent range of facilities that include shops, public houses, a dental surgery and medical centre. A parish church, library and garage. All the above are within walking distance from the property. Recreational facilities are also available to include a village hall and playing fields and primary school and an excellent bus service between Taunton and Minehead. The Barn is only a short walk to the West Somerset Heritage Railway Station. There is also a health spa close by – Cedar Falls that offers a golf course and spa facilities. The village lies to the western edge of the Quantock Hills designated an area of outstanding natural beauty. Here there is an abundance of stunning walks, cycle paths and stunning trails for horse riders. The county town of Taunton is within easy access for a more comprehensive range of facilities and with the main line train station to London Paddington.

DIRECTIONS

From Taunton follow the A358 towards Minehead. Continue up to the mini roundabout turning right towards the centre of Bishops Lydeard. After a short distance the entrance to the driveway can be seen on the left side.

SERVICES

Mains water, electricity and drainage. Gas CH.

LOCAL AUTHORITY

Somerset Council - Tax Band F

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C

Humberts

1 Tower Street
Taunton
Somerset
TA1 4AR

01823 288 484

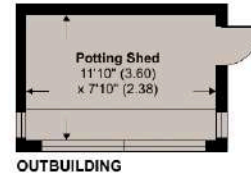
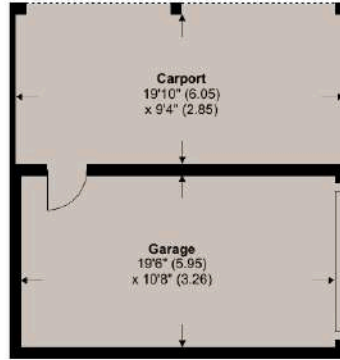
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Approximate Area = 1798 sq ft / 167 sq m
 Garage = 209 sq ft / 19.4 sq m (excludes carport)
 Outbuilding = 92 sq ft / 8.5 sq m
 Total = 2099 sq ft / 194.9 sq m

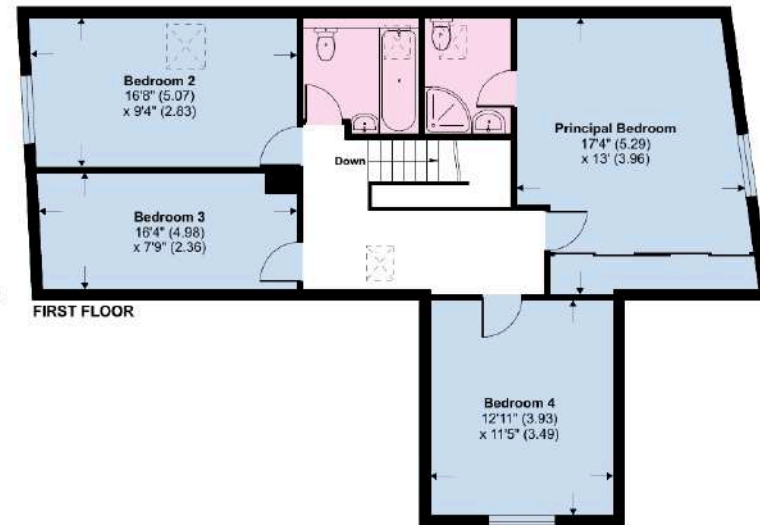
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OUTBUILDING



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Humberts. REF: 1239275

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