



Orchard Barn, 11a Station Road, Ashcott TA7 9QP

£1,600,000 Freehold

COOPER  
AND  
TANNER





# Orchard Barn

## 11a Station Road, Ashcott TA7 9QP

 5  3  4  6 acres  9 Stables EPC B

### Description

Orchard Barn is an exceptional conversion of a former agricultural barn, completed to an exacting standard throughout with a layout designed to make the most of the far-reaching views over the adjoining countryside and beyond. The combination of a wonderful home and superb equestrian facilities make it a property to suit many different needs: from those with a couple of ponies to a string of horses and a love of competing, as well as those buyers who might wish to put the stables and land to an alternative use such as holiday accommodation, offices or workshops, subject of course to the relevant consents.

### Accommodation

Orchard Barn was converted by the current owners from a steel framed agricultural barn with the external façade retaining a nod to its previous life, with exposed steel, timber cladding and painted block work. However, once you step inside you see that this is where the similarities end. The attention to detail throughout has been kept to an incredibly high standard with a great deal of thought going into how to use the space and create a light and contemporary style home that can still cope with rural living.

As you enter the property into the hallway, immediately on the left is a cloakroom with the internal door to the large double garage on the right. Beyond these are large built-in storage cupboards and a well-appointed utility room with a door to the side garden – ideal for muddy boots and dogs. Large double doors take you into the incredible living space. This has been designed to fulfil the needs of those who like an open plan way of life but with “rooms” cleverly created using partition walls to allow a more traditional living arrangement without losing the open plan feel. The sitting

room is open to the eaves with a large woodburning stove at its heart. The current master bedroom lies off the sitting room with a dressing room and en-suite. Beyond the sitting room is the kitchen and dining room, which has full-height windows to each side to make the most of the wonderful views. A snug sits to the side of the sitting room and provides a lovely cosy space to study and read.

Stairs rise to the galleried landing with a glass balustrade allowing you to make the most of the view and light. From the landing, doors lead to the four good-sized double bedrooms on this floor, including one with en-suite, and to the main family bathroom. The internal layout of this floor could be altered, if needed, to make use of the eaves storage space and incorporate it into the living accommodation, perhaps to provide a further bedroom or a larger suite.

### Outside

The property is approached over a driveway, with the orchard from which the barn takes its name to the side, and there is ample parking for several cars to the front of the property.

The garden and orchard continue to the side of the house with a lovely, paved terrace wrapping around the side and rear, providing fabulous entertaining spaces. Steps lead up to the orchard and lawned area with a number of mature fruit trees remaining.

A gate leads from the rear terrace to the secondary access track and a separate pedestrian gate opens to the stable yard.

















### The Stable Yard

The stable yard benefits from secondary vehicular access leading to a large parking and turning area, with a hardcore base and plenty of space for trailers and horse boxes.

The stables are arranged in an L-shape and are contained within a large, secure concrete yard with a gate leading to the land. The boxes could very easily be reconfigured to provide fewer, larger boxes by moving the internal block walls. Two boxes have been combined to create a workshop/storeroom but could be returned to stables. To the side of the stable yard is a really useful workshop/store with a tack/feed room to the side.

An open side Dutch barn lies to the rear and offers useful storage of feed and bedding or under cover parking for a horse box.

To the rear of the stables two useful winter turnout patches have been created with a timber field shelter – perfect for a leg stretch in the winter months.

The school, measuring 60m x 20m, is set just below the yard and is enclosed by wooden post and rail fencing with sand and rubber surface.

### The land

The land is very gently sloping in aspect and is primarily divided into three parcels, each enclosed with mature hedges and linked by gateways. Each paddock has been well-maintained and would suit different turnout needs. There are a couple of public footpaths that cross the larger field, as shown by the broken green lines on the location plan.

### Location

Whatever equestrian discipline you follow, there are opportunities for all close by with several local venues providing a range of both affiliated and unaffiliated competitions and training opportunities including King Sedgemoor Equestrian Centre, Badgworth Arena, Stretcholt Equestrian Centre, Pontispool, Mendip Plains and Chard Equestrian. There is a choice of Pony Clubs and Riding Clubs in the area together with a couple of Hunts.

Riding out locally is via a network of lanes and droves through the Polden Hills and Somerset Levels, with further excellent riding on the Quantock Hills.

The towns of Bridgwater, Street and Glastonbury are close by with each offering a broad range of shopping, recreational and leisure facilities. For those looking to commute further afield there is an M5 connection at Bridgwater together with regular rail services from the town's rail station to Exeter, Bristol, Bath and London, with Castle Cary station providing a regular connection to London Paddington.



#### Local Information: Ashcott

**Local Council:** Somerset. **Council Tax Band:** G

**Heating:** Boiler and underfloor heating, mains gas, plus woodstove.

**Services:** Mains gas, water and electricity connected. Sewage treatment plant drainage system. Triple glazing throughout. Solar panels. Rainwater harvesting.

**Tenure:** Freehold



#### Equestrian Venues

- King Sedgemoor Equestrian Centre
- Pontispool



#### Train Links

- Bridgwater
- Castle Cary



#### Nearest Schools

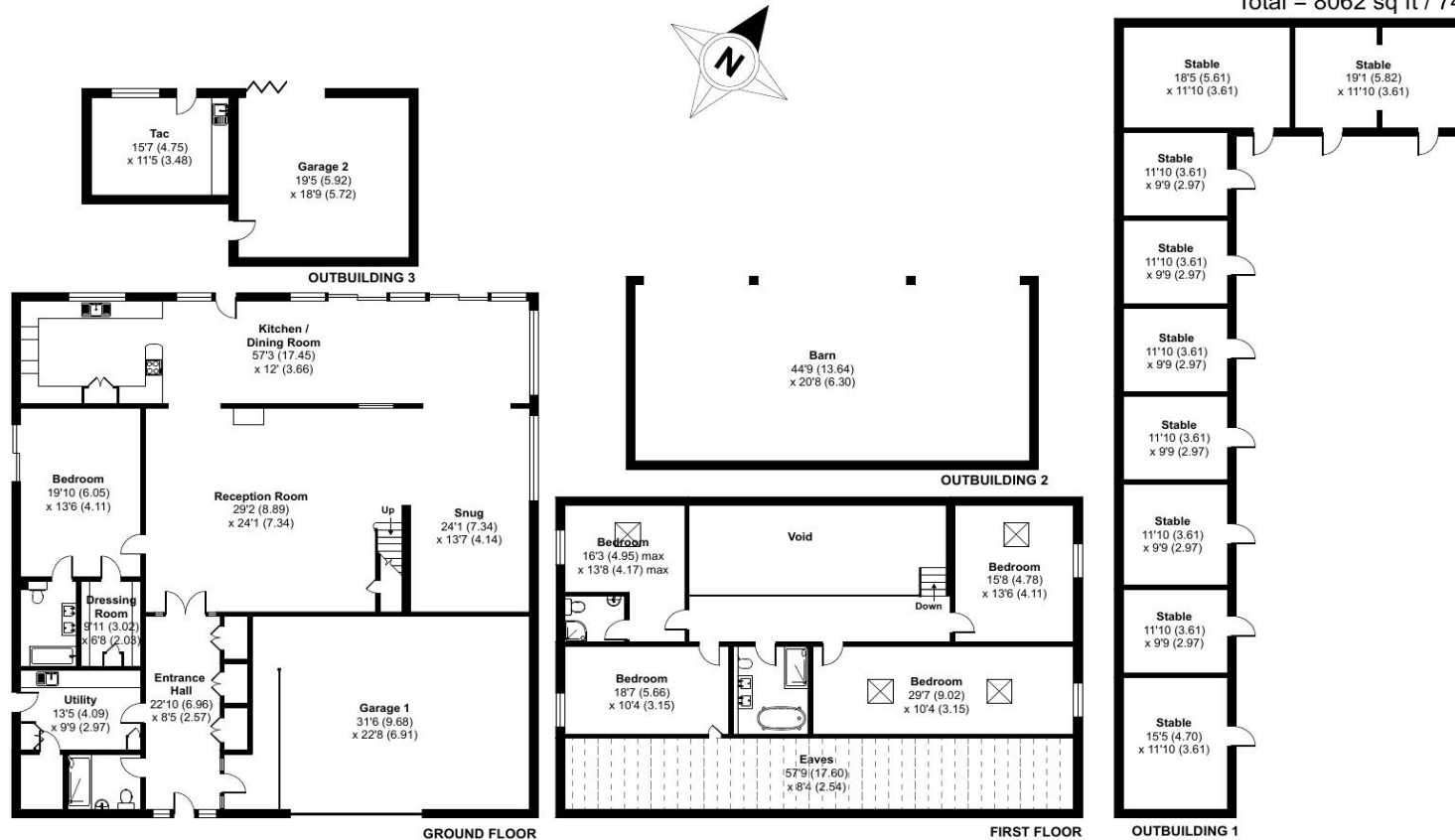
- Ashcott Primary School
- Crispin / Strode College - Street
- Millfield



Denotes restricted head height

# Station Road, Ashcott, TA7

Approximate Area = 3970 sq ft / 368.8 sq m (excludes void)  
 Limited Use Area(s) = 481 sq ft / 44.7 sq m  
 Garage = 1101 sq ft / 102.3 sq m  
 Outbuilding = 2510 sq ft / 233.2 sq m  
 Total = 8062 sq ft / 749 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecon 2024. Produced for Cooper and Tanner. REF: 1088421

**FROME OFFICE**  
 telephone 01373 455060  
 6 The Bridge, Frome, Somerset BA11 1AR  
[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)



**Important Notice:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

