



Orchard Barn, Tarnock, Axbridge, BS26 2SW

£325,000 Freehold

COOPER
AND
TANNER



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Description

Thoughtfully designed contemporary two-bedroom barn conversion with oak flooring, exposed brickwork, vaulted beamed ceilings and galleried landing, set in delightful mature gardens with parking.

Open and light, the vaulted living space with its engineered oak flooring, beams, exposed brickwork, and underfloor heating, is glazed on two sides looking out onto luscious green garden vistas. The kitchen area has an attractive grey slate-style tiled floor and is fitted with wall and base units providing ample storage, integrated dishwasher, electric oven and hob, fitted fridge freezer and washer dryer. The warm wooden flooring runs through the master bedroom and dressing area, and is complemented by exposed brickwork, white

walls, and beamed ceiling. A statement spiral staircase leads up to a mezzanine with galleried landing which looks across the living area. Here there is a door to the second double bedroom with its vaulted, beamed ceiling. Both bedrooms share a contemporary shower room with tiled flooring, large walk-in shower, WC, and wash-hand basin.

Outside

The gardens envelope the barn on two sides providing level lawns with mature trees and colourful flower beds, and there is a useful, wooden shed. A shingle patio offers space for alfresco entertaining and relaxing, and there is a driveway with parking for a couple of vehicles.







Orchard
Barn



Location

The hamlet of Tarnock is situated on the A38, Bristol to Taunton Road, and has local facilities within reach. The medieval town of Axbridge lies a few miles to the north with its excellent range of shopping, social and recreational facilities. The surrounding area is well-known for its beauty and country activities available including riding, walking, fishing and sailing. Kings Fitness and Leisure Centre in Cheddar is an excellent local sports' complex with a 25m swimming pool. Renowned golf courses can be found locally at Wedmore and Burnham-on-Sea. Tarnock falls within the Wessex Learning Trust, a three-tier schooling system, and is in the catchment for Weare First School, Hugh Sexey Middle School, and Kings of Wessex Academy. Bristol, Weston-super-Mare and Wells are within daily commuting distance and

there is access to the national motorway network at M5 Junction 22, a few miles to the south.

Directions

Heading south on the A38 from the Bristol direction, pass through Lower Weare and Biddisham. Pass the turning on your left for The Ploughman's Farm Shop, and look out for a sign for Tarnock Farm on your right. After passing the farmhouse and another house, the driveway can be found on the right-hand side, also with a sign for Tarnock Farm. Pull in here and follow the drive around to Orchard Barn, which will then be on the left. You are welcome to park on the driveway for your viewing.



Local Information Tarnock

Local Council: Sedgemoor

Council Tax Band: B

Heating: Oil central heating

Services: Mains electricity and water, private drainage

Tenure: Freehold



Motorway Links

- M5



Train Links

- Highbridge Train Station



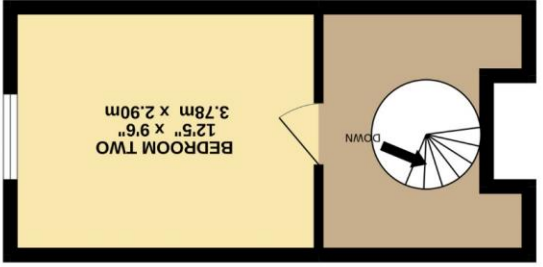
Nearest Schools

- Weare Academy First School
- Hugh Sexey Middle School
- Kings of Wessex Academy and Sixth Form

ORCHARD BARN GROUND FLOOR
593 sq.ft. (55.0 sq.m.) approx.



ORCHARD BARN FIRST FLOOR
201 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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WEDMORE OFFICE

telephone 01934 713296

Providence House, The Borough, Wedmore, Somerset BS28 4EG

wedmore@coopertanner.co.uk

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