

Bengrove Barn, Wraxall, BA4 6RX



£569,950 Freehold

This single storey barn conversion provides charming and spacious characterful accommodation with many features to include vaulted ceilings, presented in good condition. A further open fronted barn currently used as a carport and double garage offers further potential for a range of uses.

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This charming and characterful home offers spacious and versatile accommodation to suit the needs of today's lifestyles. Originally converted in 2002, the property has been updating by the current owners. The entrance hall provides the perfect "meet and greet space" with tiled floor and doors to the principal rooms. The sitting room has full height glazed panels with windows, vaulted beamed ceiling, fireplace with inset wood burner, oak flooring and a wooden staircase to the mezzanine floor which could be used as a study/office space. The modern shower room is located between the sitting room and the family kitchen/dining room. The vaulted and beamed ceiling continues into the family kitchen/dining room which is fitted with an extensive range of units, wooden work surfaces and Belfast sink. There is a door to the utility room with oil fired boiler and plumbing for washing machine. Another door leads to the Inner Hall and onto the three bedrooms and family bathroom.

OUTSIDE

A gravelled driveway leads into the front of the property, to the parking and turning circle as well as providing access to an open fronted former barn currently used as a carport with a section converted into a double garage. These outbuildings

offer potential for a range of uses for those requiring storage for their hobbies or looking for a project (subject to relevant planning permissions being granted). The gardens lie on three sides of the barn and are mainly laid to lawn with hedging, a large, paved terrace with pergola, and a decked seating area adjoining farmland. There are a range of planted shrubs, herbaceous plants, fruit trees and a nut tree. There is also a greenhouse and former hen house.

LOCATION

The nearby historic market towns of Shepton Mallet, Somerton and Castle Cary offering a range of independent shops, chemists, doctors and general facilities are within travelling distance. As is the newly opened Newt in Somerset and the Hauser & Wirth pioneering world-class art gallery in Bruton. Commuting to Paddington London takes approximately 90 minutes from the mainline station at Castle Cary. Bristol Airport is approximately a 40-minute drive from the property.

ADDITIONAL INFORMATION

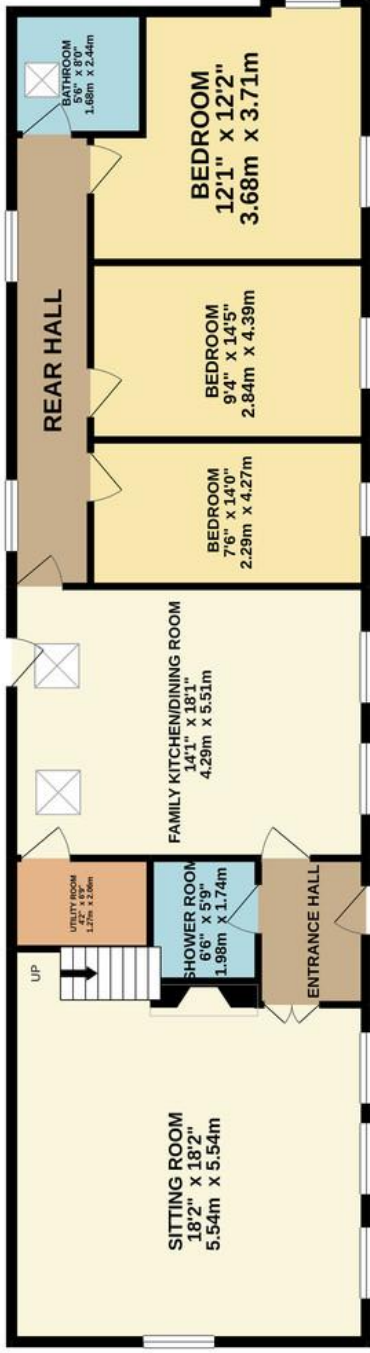
Council Tax band E



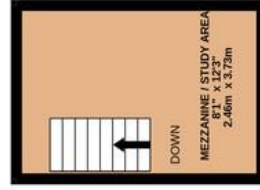


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GROUND FLOOR



1ST FLOOR



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 Seller does not warrant, represent, or guarantee that the measurements have been taken and no guarantee as to their operability or efficiency can be given.

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