

# Riggiston Barns, Lynch

Walton, BA16 9RN

COOPER  
AND  
TANNER



## Offers in Excess of £350,000 Freehold

A stylish and contemporary one-storey barn conversion, located on the outskirts of the village and benefiting from large gardens and ample parking provisions. Enjoy a semi-rural location just a 5 minute drive from a wealth of amenities in nearby Street.

# Riggiston Barns, Lynch Walton BA16 9RN

 3  1  1 EPC C

## Offers in Excess of £350,000 Freehold

### ACCOMMODATION:

Those seeking modern open-plan living, will simply love this huge and beautifully appointed living space, with a stylish kitchen at one end, ample room for dining guests and a generous living area centred around the contemporary log burning stove at the other. Underfloor heating with a beautiful oak flooring above, continues throughout the property, with various zones to allow control of your ideal climate in each room, year round. The vaulted ceiling and beams help retain the character feel, yet enhance the feeling of light and space in the open plan area. The kitchen itself comprises a range of attractive wall and base level cabinetry with shaker style doors and granite worktops, including a breakfast/coffee bar. Integral appliances include a twin oven/grill, induction hob, dishwasher and fridge/freezer. A hallway leads towards the bedroom accommodation, past a useful utility cupboard with space for laundry appliances. There are three good size bedrooms, all capable of taking double beds, and two of which include a range of quality fitted wardrobes with oak doors. The elegant bathroom features a shower over bath and WC/wash basin upon a substantial vanity unit. All windows within this cleverly crafted home, face in a southerly direction, allowing plenty of natural light to fill each room.

### OUTSIDE:

This impressive home has as much to boast about externally as it does inside, with a generous plot totalling c.0.19 acre, providing a variety of landscapes to suit a whole host of needs. Off road parking for up to four has been provided, with one of those spaces being sheltered by a substantial enclosed car port and additional secure store inside. Any buyers with mobility considerations will find access to the property straightforward from here, with a path leading to the level landscaped garden spanning the southern side of the property. This equally child and pet friendly space is fully enclosed by close board fencing, and also provides a fabulous entertaining area with great privacy, little ongoing

Beyond this, a large adjoining second garden, enjoying an open countryside outlook, is laid mainly to lawn and dotted with various colourful shrubs and bushes. Keen gardeners will find plenty of potential to further landscape this area, whilst families may simply take advantage of the ample space to roam.

### SERVICES:

Mains electric and water are connected, private drainage is in place and an air source heat pump fuels the underfloor heating and hot water. The property is currently banded C for council tax, within Somerset Council. Ofcom's service checker states that external mobile coverage is likely with four major providers, whilst Standard broadband is available in the area.

### LOCATION:

Located on the edge of the popular village of Walton, within little more than 5 minutes' drive of a wealth of shopping and amenities in nearby Street. The village provides a highly regarded primary school, church, playing fields and village hall. Street and neighbouring Glastonbury offer a number of supermarkets, homewares stores, leisure facilities, medical centres and food/drink options. Major road and rail links are found at Bridgwater, Yeovil and Castle Cary, whilst Bristol Airport is within a 45minute drive.

### VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team.







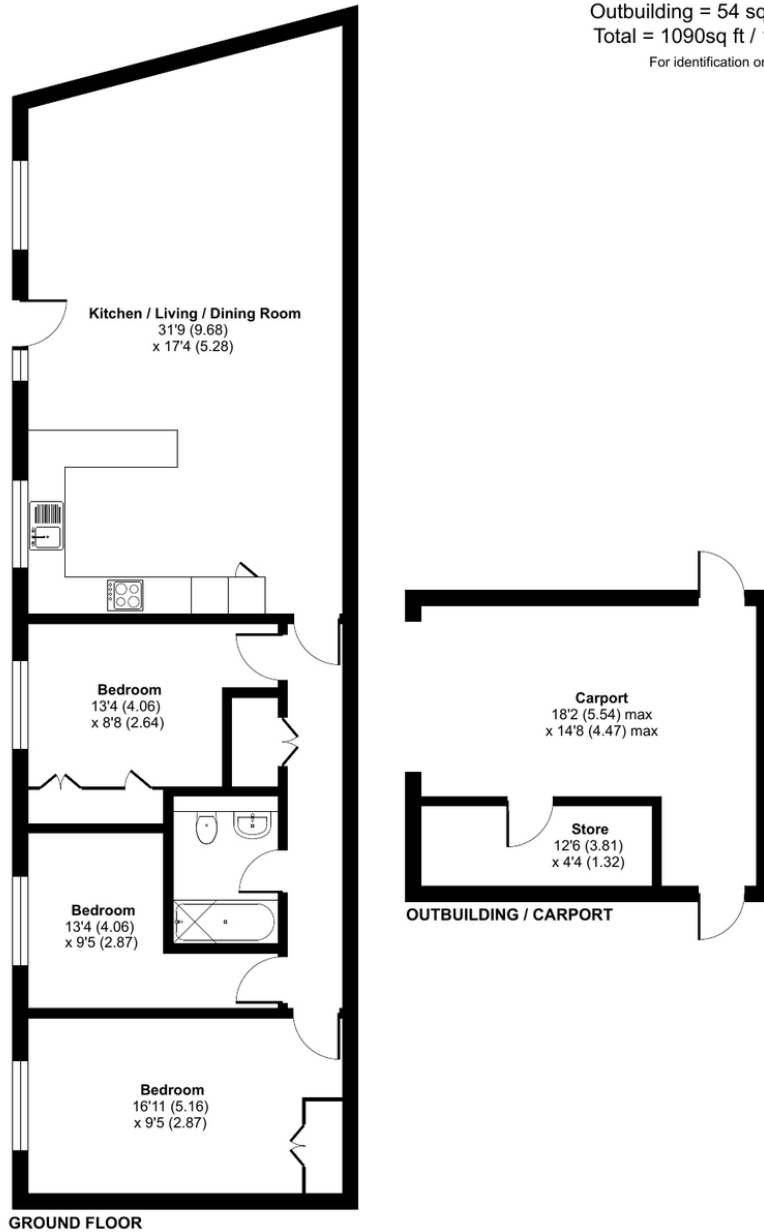
## The Mews, Riggiston Barns, Lynch, Walton, BA16

Approximate Area = 1036 sq ft / 96.2 sq m (excludes carport)

Outbuilding = 54 sq ft / 5 sq m

Total = 1090sq ft / 101.2 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). © nichecom 2024. Produced for Cooper and Tanner. REF: 1138915

### STREET OFFICE

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