

George Street

Charlton Adam, TA11 7AS

COOPER
AND
TANNER



Asking Price Of £495,000 Freehold

Nestled in a secluded spot on the edge of this sought-after village, a beautifully presented barn conversion offering a perfect blend of period charm and contemporary living. With c.1,488 sq ft of superbly presented internal space, complimented by ample parking and a generous garden this property is ideal for families, professionals or retirees alike.

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ACCOMMODATION:

Cooper and Tanner are delighted to offer 'The Coach House' to the market, a beautiful barn conversion with its wonderful blend of character features such as quality joinery, exposed beams and local stone facade with stylish modern internal fixtures, it is sure to have wide appeal.

Entering via the solid oak front door takes you through to the bright and welcoming entrance hall, with wooden flooring leading through to the living spaces. A fitted cupboard under the stairs provides useful discreet storage and a cloakroom with WC and wash basin, serves the ground floor accommodation. A versatile home office with built-in shelving and space for dual workstations provides an ideal environment for remote working or study, or could double as a playroom or guest bedroom as necessary. The spacious main living areas include an inviting lounge with a contemporary wood burning stove and dual aspect windows, ideal for cosy relaxing evenings throughout the seasons. Adjacent is a bright dining area with large windows that flood the space with natural light and offers ample room for entertaining or family meals. The generously proportioned and well-appointed kitchen features a comprehensive range of white cabinetry, wooden worktops, exposed beams and a Belfast style sink combining rustic charm with practical design. here you'll also find provisions for a range style oven and fridge/freezer.

To the first floor, you'll discover a naturally bright landing area with a fitted storage cupboard, before doors open to a generous principal bedroom with vaulted ceilings and fitted wardrobes and two further charming bedrooms with tastefully chosen accents, each space offering comfort and character. These rooms can enjoy the stylish modern family bathroom with shower over P-shaped bath, while the master bedroom benefits from its own ensuite shower room.

OUTSIDE:

The property sits within a generous and secluded plot, ideal for families or those seeking to relax outside in privacy. At the front, stone pillars welcome you into your driveway, which opens out to provide a wealth of off road parking (four to five cars) for busy families and their guests, whilst two good size store rooms provide space for bikes, sports equipment, tools or a

potential workshop. The large rear garden meanwhile, could be as suited to providing a relaxing haven, as a perfect recreation space for growing families. A substantial patio area adjoining the back of the house provides a sunny and sheltered spot for seating, and a well maintained lawn and mature borders offer spaces suited to children, pets and keen gardeners alike. The south-westerly aspect is sure to offer sun seekers the best of any daytime and evening sunshine, as well as great growing conditions.

SERVICES:

Mains electric, water and drainage are connected, and oil-fired central heating is installed. The property is currently banded E for council tax, within Somerset Council. Ofcom's service checker states Good outdoor mobile coverage is likely with four major providers, whilst Superfast broadband is available in the area. A further range of material information is available upon request, or within our online listings.

LOCATION:

Charlton Adam is a popular village set amongst rural countryside and adjoining the village of Charlton Mackrell. The villages share amenities including a successful Primary School, pretty Church, Village Hall and playing fields with recently updated playground. Castle Cary is approximately six miles away and has a mainline Railway Station (London/Paddington). Bath and Bristol are approximately one hour away by road, likewise the south coast. There is both private and state education and good shopping or leisure facilities if required at Wells, Bruton and Street, with the nearby towns of Somerton, Langport and Glastonbury also offering a wealth of variety when it comes to shopping and leisure. The A303 between London and Devon, can be joined within less than a 10 minute 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, parking only on the brick paved driveway.





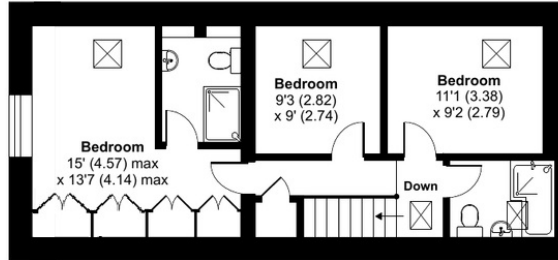
George Street, Charlton Adam, TA11

Approximate Area = 1283 sq ft / 119.2 sq m

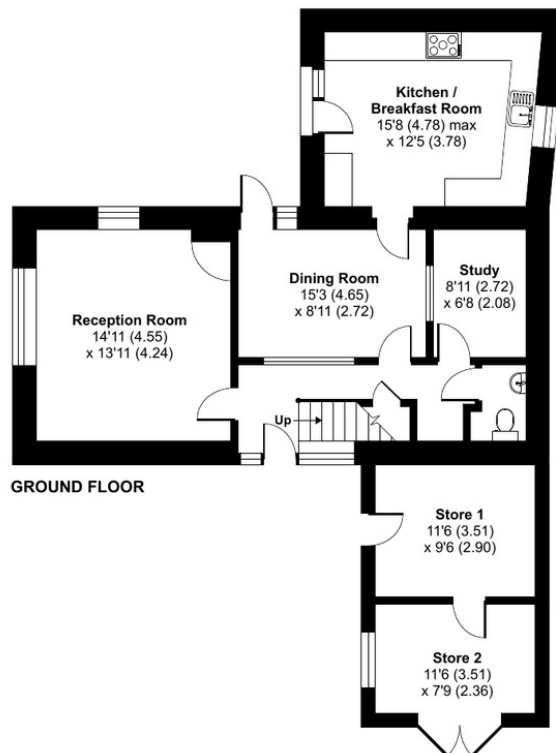
Stores = 205 sq ft / 19 sq m

Total = 1488 sq ft / 138.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Cooper and Tanner. REF: 1358864

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