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**THE OLD BARN, BURTLE ROAD, BURTLE  
BRIDGWATER, TA7 8NB  
£750,000 - FREEHOLD**

Retaining a wealth of period features and offering spacious accommodation throughout, The Old Barn is a fantastic family home. Located in the quiet village of Burtle, the property boasts an outdoor swimming pool, gym, games room, attic studio, workshop, off road parking and a south-westerly facing rear garden. The property shows its history and has been sympathetically converted to incorporate the horse engine, along with exposed stone walls and beams in almost every room. Comprises an entrance hall, dining area, kitchen with snug, living room with inglenook fireplace and bar, gym, utility room, shower room, games room, workshop, six bedrooms, three of which with en-suites, family shower room, and a attic studio. Presented in good order throughout, this property is not to be missed.



# The Old Barn, Burtle Road, Burtle, Bridgwater, TA7 8NB

## AMENITIES & RECREATION

Burtle is a linear design, small rural hamlet within the Somerset Levels on the Northern side of the Polden Ridge and thus not prone to flooding. The word 'burtle' means 'sandbank' so is slightly raised from the surrounding land. The hamlet has a small church, an excellent Equestrian Centre, a Cattery, a large Nature Reserve and Public House. There is also an extremely well used Village Hall. Burtle is easily accessible for Street (10 miles) Glastonbury (8 miles) and Wells (13 miles) to the east, as well as Bridgwater (10 miles) to the west and the County town of Taunton (23 miles) to the south. Junction 23 of the M5 is 8 miles away. Burtle is ideally placed for a selection of good local Primary schools with a free bus service to Catcott Primary School 3 miles away. There is also a range of Secondary schools with again a free bus to the highly rated Crispin Academy in Street. Millfield School is 10 miles away in Street.

## HISTORY OF THE BUILDING

The precise year that 'The Old Barn' was built is not known, however it would have been towards the end of the Georgian Period (1714-1830). The barn was formerly where most of the animal feed was prepared and stored. During the 19th Century, horse, water, wind and steam power were used, mainly to drive farm machinery. The horse engine used at The Old Barn was relatively small and was sited on the ground floor of the barn itself. Today, a heavy beam can be seen spanning the complete width of the main lounge and has attached to it the remains of an upper bearing of a horse engine. Part of the horse engine, the overhead power take-off shaft, has been Incorporated into the first floor and is an interesting addition to some of the bedrooms. The purpose of the shaft was to allow the horse power to be transferred inside a barn; different sized wheels were fitted to a long shaft set high in the roof and a flat-belt connected to the two. Belts then ran to various machines in the barn such as cake cutters, root choppers and chaff-cutters. The different size wheels allowed machines to be run at different speeds. The barn was converted in 1987 after being used as a general storage area for unused farm equipment and has been sympathetically converted to retain as much of the barns original characteristics as possible.



## ENTRANCE HALL

11' 11" x 13' 7" (3.63m x 4.14m)

Entrance door and glazed windows to side. Door to dining area. Stairs to first floor with two under stair storage cupboards. Exposed brick wood with inset shelving. Radiator.

## DINING AREA

11' 10" x 14' 3" (3.61m x 4.34m)

Openings through to living room and kitchen/snug. Radiator.

## KITCHEN/SNUG

25' 6" x 12' 4" (7.77m x 3.76m)

A bright and spacious room with two large glazed windows to front and exposed brickwork walls. Briefly laid out as below:



## KITCHEN

Fitted with a range of wall, base and drawer units with solid wooden work surfaces and matching up-stands. Inset one and a half bowl ceramic sink and drainer unit with mixer tap over. Oil fired Aga with tiled surround and fitted shelving. Two integrated fridges. Integrated dishwasher. Integrate microwave. Pantry cupboard. Tiled flooring. Inset spotlights. Cupboard housing electrical consumer unit. Cupboard housing oil fired boiler.



## SNUG

Perfect as a secondary living or dining area. Radiator. Tiled flooring. TV point.

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#### LIVING ROOM

28' 3" x 24' 7" (8.61m x 7.49m)

A truly spectacular living room containing a wealth of character including a feature open inglenook fireplace, stone staircase with recess, exposed beams and brickwork. Glazed double doors and windows to side opening onto the garden and swimming pool. Bar area with fitted shelving. Radiator. TV point. Ample space for dining table. Doors to gym and secondary staircase.



#### GYM/UTILITY

13' 4" x 14' 9" (4.06m x 4.5m)

Fitted with a range of base units with work surface over. Inset stainless steel sink and drainer unit with mixer tap over. Space and plumbing for washing machine. Tiled flooring. Inset spotlights. Radiator. Openings through to secondary utility room and games room.



#### UTILITY ROOM

10' 0" x 12' 4" (3.05m x 3.76m)

Fitted work surface with wall mounted cupboards. Space and plumbing for dishwasher. Space for American style fridge freezer. Tiled flooring. Doors to swimming room pump room and shower room. Glazed door and window to side opening onto the rear garden.

#### SHOWER ROOM

Fitted with a low level WC and wall mounted wash basin with tiling to splash. Brick steps lead to a wooden slatted door providing access to a fully tiled shower cubicle. Tiled flooring.

#### GAMES ROOM

11' 6" x 17' 7" (3.51m x 5.36m)

Glazed double doors to side opening onto the rear garden. Door to store room. Two Velux windows. Inset spotlights. Radiator.



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**STAIRS TO FIRST FLOOR****LANDING**

Doors to all six bedrooms and family shower room. Stairs to attic room. Glazed windows to both sides. Exposed stone walls and beams. Stairs leading to second floor.

**BEDROOM ONE**

18' 3" x 13' 2" (5.56m x 4.01m)

Dual aspect room with glazed windows to side and rear, overlooking the rear garden. Fitted wardrobe with hanging space and shelving. Exposed beams and decorative shutters. Two fitted window seats and fitted cupboards. Up-lighters. Two radiators. Door to en-suite.

**BEDROOM ONE EN-SUITE**

9' 3" x 8' 9" (2.82m x 2.67m)

Fitted with a four piece white suite comprising fully tiled P-shaped shower cubicle with electric shower over, panelled corner bath with mixer tap and hand attachment, low level WC, and vanity unit with inset wash basin. Tiling to splash prone areas. Tiled flooring. Wall mounted heated towel rail. Up-lighters. Exposed beams. Obscured glazed window to rear.

**BEDROOM TWO**

19' 4" x 13' 4" (5.89m x 4.06m)

Glazed window to front. Exposed stone walls and beams. Radiator.

**BEDROOM TWO EN-SUITE**

13' 6" x 8' 2" (4.11m x 2.49m)

Fitted with a low level WC, pedestal wash basin and roll edge bath with mixer tap and hand attachment. Radiator. Half height wooden panelled walls. Exposed stone walls and beams. Glazed window to side.





### BEDROOM THREE

13' 8" x 10' 11" (4.17m x 3.33m)

Glazed window to side. Exposed stone wall and beams. Radiator. TV point. Door to en-suite.



### BEDROOM FIVE

9' 11" x 11' 3" (3.02m x 3.43m)

Glazed window to side. Wooden flooring. Radiator. Exposed stone wall.



### BEDROOM THREE EN-SUITE

Fitted with a low level WC, pedestal wash basin and double width fully tiled shower cubicle with mains connected shower over. Tiling to splash prone areas. Tiled flooring. Radiator. Fitted airing cupboard with shelving. Exposed stone wall.



### BEDROOM SIX/OFFICE

9' 11" x 8' 1" (3.02m x 2.46m)

Glazed window to side. Exposed stone wall. Radiator.



### BEDROOM FOUR

11' 0" x 9' 11" (3.35m x 3.02m)

Glazed window to side. Exposed stone wall and beams. Radiator.



### FAMILY SHOWER ROOM

Fitted with a vanity unit with inset wash basin, enclosed WC, and fully tiled shower cubicle with electric shower over. Tiling to splash prone areas. Vinyl flooring. Wall mounted heated towel rail. Exposed beams.





**STAIRS TO ATTIC ROOM****SECOND FLOOR LANDING**

Velux window. Doors to studio and attic.

**STUDIO**

28' 6" x 18' 8" (8.69m x 5.69m)

Currently an additional living space, this spacious room can be used for a variety of purposes. Fitted with a range of base united with work surface over and inset stainless steel sink and drainer unit. Exposed beams. Radiator. Five Velux windows.

**OUTSIDE****FRONT OF PROPERTY**

The property is access via the wagon shed/car port measuring approximately 45' 9" x 14' 0" and provides off road parking for several vehicles. To the right of this there is a doorway leading through to the covered storm porch and main entrance. To the left are double doors leading through to the rear garden.

**REAR GARDEN**

Enjoying a south-westerly aspect the rear garden benefits from a swimming pool measuring approximately 28' 0" x 14' 0" with paved entertaining areas to surround. Pathways lead to two lawned areas with a variety of planted borders and enclosed with stone walling. Doors to two further store rooms and double doors through to the wagon shed/parking.



Space for EPC

**PROPERTY INFORMATION:****TENURE:**

Freehold

**SERVICES:**

Mains connected electric and water. Oil central heating.

**LOCAL AUTHORITY:**

South Somerset District Council. Tax Band G.

**VIEWING ARRANGEMENT:**

By appointment only through Tor Estates. Please call us to arrange a convenient appointment.

**RENTAL VALUE:**

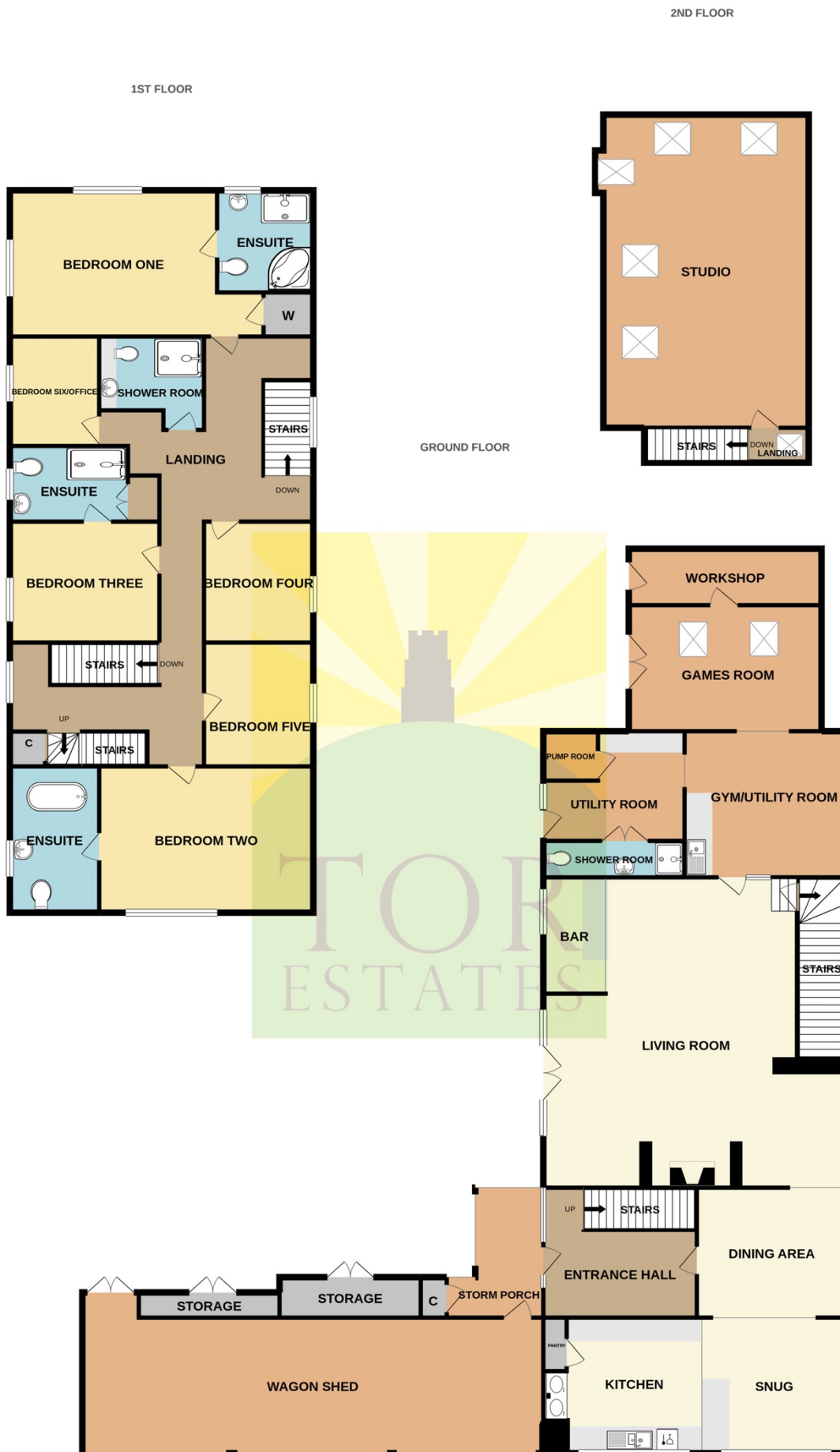
Estimated at TBC

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