



Orchard Barn

Tarnock, Axbridge

A beautifully converted two-bedroom barn with vaulted ceilings, floor-to-ceiling glazing, generous gardens, and ample parking. It offers stylish contemporary living in a peaceful rural setting.

Council Tax band: **B**

Tenure: Freehold

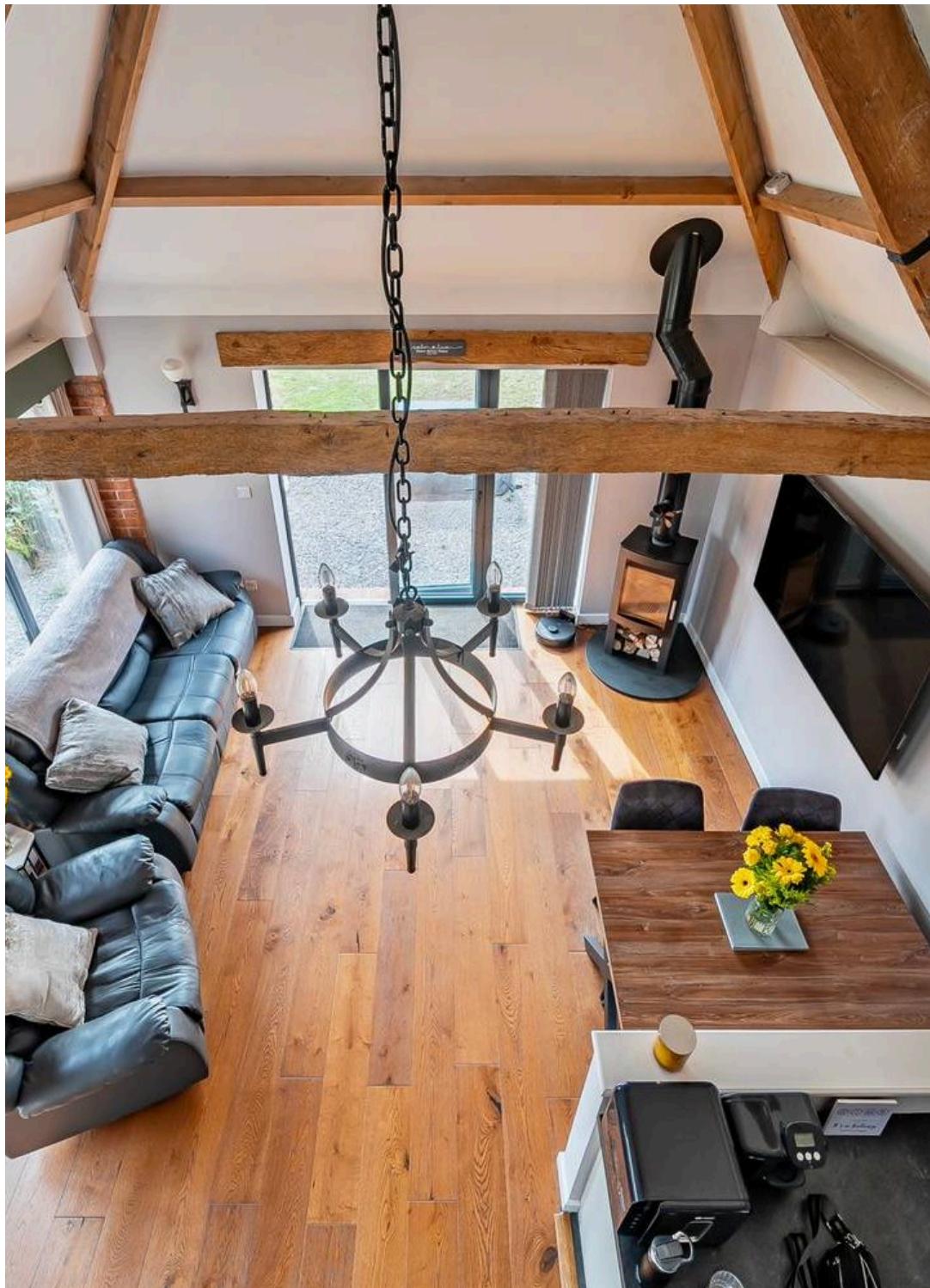
EPC Energy Efficiency Rating: D

Services: Mains electricity and water, oil heating and private drainage

- Approx 793 Sq Ft Of Accommodation
- Fabulous Barn Conversion
- Contemporary Design Embracing Wood, Glass And Exposed Brickwork
- Oak Flooring With Underfloor Heating
- Air Conditioning In Bedroom
- 2 Double Bedrooms And Stylish Bathroom
- Mature Gardens With Dining Terrace
- Driveway Parking With EV Charger
- Close Proximity To M5 - Junction 22 Approx. 4 Miles







Orchard Barn

A rare opportunity to acquire a beautifully converted two-bedroom barn, offering a generous garden and the added benefit of parking for four to five vehicles. This thoughtfully designed property features oak flooring, exposed brickwork, and vaulted, beamed ceilings with a galleried landing, all set within mature and well-established gardens.

The main living space has a real Wow factor with an open plan layout, architectural features and vaulted ceiling. Bright and airy, it has floor-to-ceiling sliding doors on two sides which provide uninterrupted views of the surrounding gardens and create a strong connection between indoors and out. This is combined with engineered oak flooring, a cosy log burner and underfloor heating creates a welcoming and well-balanced interior. The kitchen area has grey slate-effect tiled flooring and fitted with a range of wall and base units, offering ample storage. Integrated appliances include a dishwasher, electric oven and hob, fridge-freezer, and washer-dryer.

The principal bedroom, along with its adjoining dressing area, continues the oak flooring and features exposed brickwork, white walls, and ceiling beams. A spiral staircase rises to a mezzanine level with a galleried landing overlooking the main living area. From here, a door leads to the second double bedroom, which also enjoys a vaulted, beamed ceiling. Both bedrooms are served by a modern shower room comprising a large walk-in shower, WC, wash hand basin, and tiled flooring.

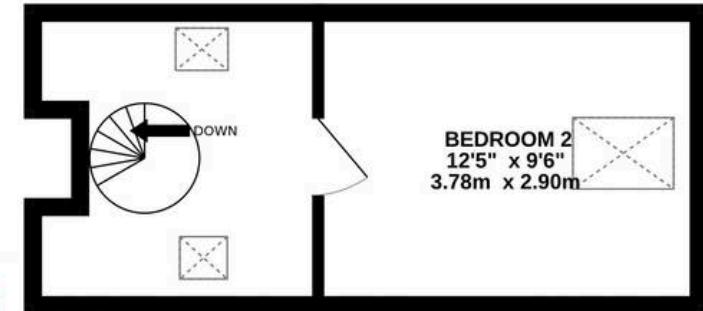
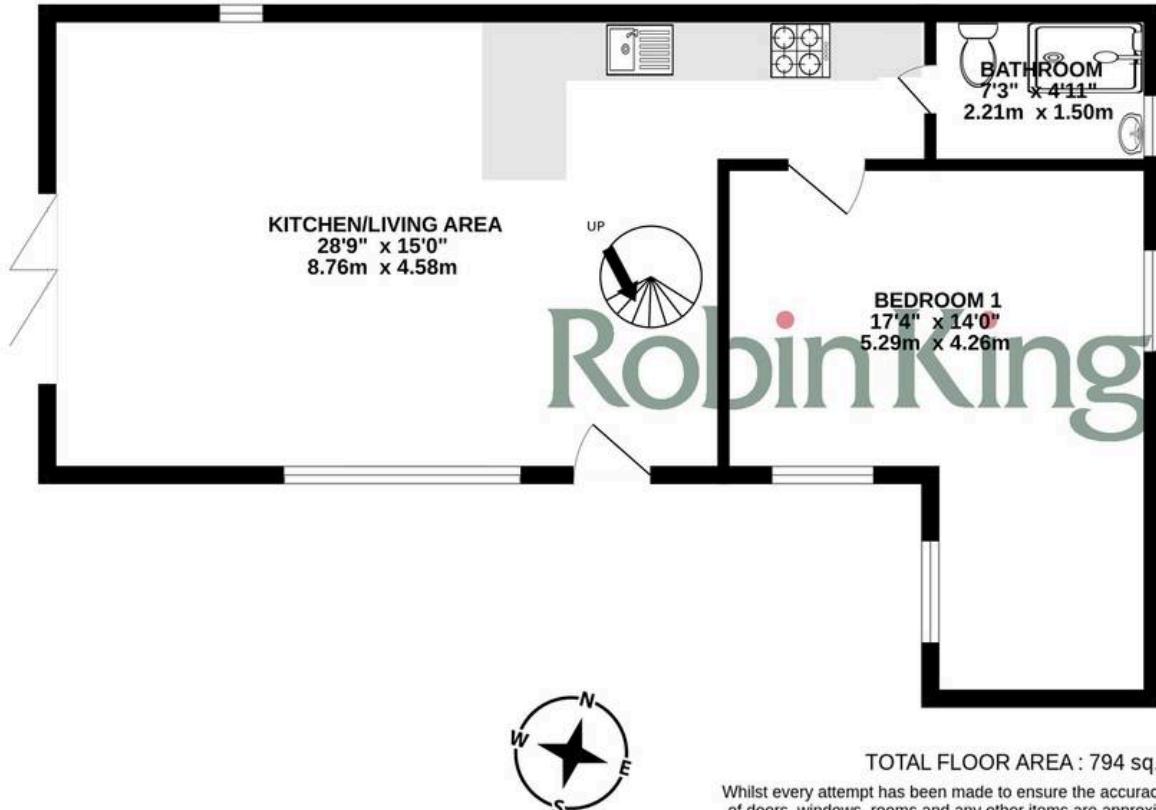
Outside: The gardens wrap around two sides of the property, with level lawns bordered by mature trees and established planting. A wooden shed provides useful storage, while a shingle patio area offers an ideal spot for outdoor dining or quiet relaxation. The driveway has an electric car charger and parking for four to five vehicles—a rare and valuable feature for a property of this type, together with an electric car charger.

Location: Tarnock is a small hamlet just off the A38, close to the historic town of Axbridge on the southern edge of the Mendip Hills. Nearby Cheddar and Winscombe offer everyday amenities, with Bristol and Bath within easy reach for cultural and leisure activities. The area is well served by schools, including Weare Academy, Hugh Sexey Middle School in Blackford, and Kings of Wessex in Cheddar, with independent options such as Sidcot, Wells Cathedral School, and Millfield. Local recreation includes walking, riding, sailing on Axbridge Reservoir, golf, and a dry ski slope at Churchill. Transport links are excellent, with the M5 accessible at Junction 22 and the A38 providing direct routes to Bristol and Bath.



GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.

1ST FLOOR
201 sq.ft. (18.7 sq.m.) approx.



Estate Agents

TOTAL FLOOR AREA : 794 sq.ft. (73.8 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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