



Hardings Barton Chandlers Lane Edington Somerset

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Hardings Barton Chandlers Lane Edington Somerset TA7 9JY

A TRULY IMPRESSIVE BARN CONVERSION THAT MUST BE VIEWED TO APPRECIATE ITS CHARM AND STUNNING POSITION, OFFERING AN ABUNDANCE OF CHARACTERFUL AND BEAUTIFULLY PRESENTED ACCOMMODATION, SET IN 4.4 ACRES TO INCLUDE AN EQUESTRIAN SMALL HOLDING, BARN AND OUTBUILDINGS, ON THE EDGE OF THIS POPULAR SOMERSET VILLAGE. HARDINGS BARTON WAS CONVERTED BY OUR CLIENTS IN 2002 AND PROVIDES AN ALTERNATIVE OPPORTUNITY TO RUN A BUSINESS FROM HOME WITH FURTHER DEVELOPMENT POTENTIAL.

The accommodation comprises: entrance hall with galleried landing, large country kitchen/dining room, spacious sitting room, guest room with ensuite shower room currently used as an artist studio, utility room, cloakroom, two large studios/offices, four bedrooms including master bedroom with ensuite shower room and a family bathroom. Oil fired central heating system and double glazing. Ample parking and front garden, courtyard with open fronted cow byres, private walled garden, workshop, five bay dutch barn, old dairy, concrete barn, three stables and paddocks.

LOCATION

The property is situated in the village of Edington which is conveniently located for access to the M5 motorway interchange at Dunball, some five miles distance. The village offers local amenities including, Village Hall, Doctors surgery and Post Office/small shop at Gwilliams Store. There is an excellent primary school in the neighbouring village Catcott along with two further pubs. More comprehensive facilities can be found in Bridgwater to the West and Street to the East. The thriving centre of Street is approximately 7 miles and offers a facilities including Strode Theatre, Strode College, both indoor and open air swimming pools and a wide range of shops including Clarks Village - complex of factory shopping outlets. The major centres of Bristol, Taunton and Exeter are each within driving distance.

DIRECTIONS

From Street take the A39 towards Bridgwater. Pass through the villages of Walton and Ashcott and after approximately 5 miles turn right signposted to Edington. Continue down the hill and at the crossroads proceed straight ahead into Holywell Road. Continue, negotiate the 'S' bend and upon reaching the next right hand bend turn left into Chandlers Lane where the house will be identified on the right hand side.

ACCOMMODATION

Large double glazed doors forming part of the floor to ceiling glass that open to the entrance hall.

ENTRANCE HALL

An impressive entrance hall with exposed vaulted ceiling and exposed brick and stone walls. Attractive cedar, glass and stainless steel staircase rise to the galleried landing. Limestone flag floor. Radiator. Large storage cupboard. Two timber ledge and brace doors to sitting room and kitchen/dining room.

COUNTRY KITCHEN/DINING ROOM 28' 7" x 14' 7" plus door recess (8.71m x 4.44m)

A beautifully presented country kitchen and dining space that is the hub of the home with arched double doors to the front. Original stable door opening onto a large decked area and courtyard. Exposed beams and stone/brick walls. Two arched double glazed windows with deep quarry tiled cills to rear overlooking the courtyard and one double glazed window to the front. Solid oak floor and limestone flag floor in the kitchen area. Three radiators. The bespoke kitchen comprises a range of

base and wall units with granite work top surfaces. Shaws ceramic Belfast sink with mixer tap over. Built in dishwasher. Electric Rayburn Royal. Space for tall fridge/freezer. Large island with lighting and solid oak work top surface over, built in ceramic hob and built in oven. Ledge and brace door to utility room.

UTILITY ROOM 10' 2" x 9' 10" (3.10m x 2.99m)

Ample base and wall units with solid oak work top surfaces over. Red brick floor. Grant oil fired boiler. Tall cupboard housing the hot water tank. Space and plumbing for washing machine. Double glazed door and window to front. Ledge and brace door to inner hall.

INNER HALL

Red brick floor. Two double glazed windows to front. Door to coat/boot cupboard with light and radiator. Door to cloakroom. Door to studio office.

BOOT ROOM

Red brick floor. Coats hanging space.

CLOAKROOM

White suite comprising close coupled WC and pedestal wash basin. Towel radiator. Extractor fan. Red brick floor.

SITTING ROOM 22' 5" x 16' 11" (6.83m x 5.15m)

A spacious and inviting room with exposed beams and oak floor. Large cast iron wood burning stove. Arched double glazed window to side and arched double glazed french doors to front. Two radiator. Double doors to studio/guest suite.

STUDIO/GUEST SUITE 16' 3" plus hallway x 8' 9" (4.95m x 2.66m)

Large double glazed french doors open onto the courtyard. Exposed stone and brick walls. Radiator. Opening to a hallway with doors to a shelved storage cupboard, shower room and door to courtyard.

SHOWER ROOM

White suite comprising close coupled WC, wash basin set on oak shelving and large tiled shower enclosure. Double glazed window to side. Towel radiator. Extractor fan. Three downlights.

STUDIO/OFFICE ONE 19' 3" x 10' 1" (5.86m x 3.07m)

A bright and spacious work space with four windows to front. Two radiators. Exposed beams and stone wall. Oak floor. Double doors to a second studio/office space.

STUDIO/OFFICE TWO 22' 5" x 16' 11" (6.83m x 5.15m)

Another fantastic work space with three double glazed windows to front. Double glazed door to front. Exposed stone wall and oak floor.

GALLERIED LANDING

Large double glazed doors open onto a balcony with stunning countryside views overlooking the courtyard, paddocks and Mendip Hills beyond. Three Velux rooflights. Exposed rafters. Ledge and brace doors to all bedrooms, family bathroom and airing cupboard.

MASTER BEDROOM 14' 7" x 11' 10" plus large recess (4.44m x 3.60m)

Exposed beams and rafters. Double glazed window to side. Two Velux window to front. Radiator. Ledge and brace door to ensuite shower room.

ENSUITE SHOWER ROOM

Stylish white suite comprising close coupled WC, wash basin with cupboard beneath and shower enclosure. Attractive tiling to all splash prone areas. Chrome towel radiator. Exposed beams and rafters. Velux roof light.

BEDROOM TWO 15' 4" x 10' 10" (4.67m x 3.30m)

Exposed beams and rafters. Window to rear. Three Velux roof lights. Radiator.

BEDROOM THREE 11' 3" x 10' 11" (3.43m x 3.32m)

Exposed beams and rafters. Juliet balcony overlooking the entrance hall. Velux roof light. Radiator.

BEDROOM FOUR 12' 0" x 8' 7" (3.65m x 2.61m)

Exposed beams and rafters. Velux rooflight. Radiator.

FAMILY BATHROOM

Attractive white suite comprising close coupled WC, wash basin with cupboard beneath and panelled bath with shower and screen over. Towel radiator. Painted wooden panelling to the walls. Complimentary wall tiling to all splash prone areas. Built in towel cupboard. Exposed beams and rafters.

OUTSIDE

Approached through double wooden gates and opening onto a large gravelled driveway with ample parking and turning space up to the barn and the outbuildings. A lawn edged with lavender, sweeps across the front and the side of the studio. To the left of the driveway are various outbuildings which comprise:

THE OLD DAIRY

Power and light. Having been substantially improved to provide excellent storage.

WORKSHOP 22' 1" x 15' 9" (6.73m x 4.80m)

Timber construction and glazed on two sides, having power and light supplied.

DUTCH BARN 96' 0" x 25' 0" (29.24m x 7.61m)

Open fronted with five bays also having an enclosed bay at the far end, providing excellent undercover machinery/vehicular storage with a gravel hardstanding base.

A metal five bar gate opens onto the former cattle yard, having a concrete base and water trough. The yard is divided into two parts and accessed via further five bar gate with opening to the stable block.

STABLE ONE 15' 4" x 11' 6" (4.67m x 3.50m), STABLE TWO 15' 4" x 11' 6" (4.67m x 3.50m), STABLE THREE 15' 5" x 10' 10" (4.70m x 3.30m)

All being of block construction with a solid base and openings looking out to:

ENCLOSED CONCRETE BARN 44' 0" x 33' 0" (13.40m x 10.05m)

An ideal winter livestock store with openings to the cattle yard and paddocks, allowing livestock to roam freely.

Returning to the gravelled driveway and dutch barn, gates open to a secluded courtyard and formal garden. The courtyard, accessed directly from the barn, is divided into two parts with an opening in between. Significantly there are two open fronted and interlinked cow byres 43' 0" x 14' 0" (13.10m x 4.26m) and 28' 8" x 13' 6" (8.73m x 4.11m). These are ideal for outdoors entertaining or alternatively could be converted into ancillary/holiday let accommodation (subject to necessary planning consents). The delightful walled, formal garden enjoys tremendous privacy and seclusion. Enclosed behind well stocked borders including a variety of roses and other mature shrubs. Views can be enjoyed here across the adjoining paddocks and rural landscape to the Mendip Hills beyond.

In total, the property stands in 4.40 acres, including the paddocks, buildings and gardens. Please refer to the attached 'Promap' plan for further detailed information. There is also a further paddock of 2.50 acres adjoining, that can be purchased via separate negotiation.

AGENTS NOTE

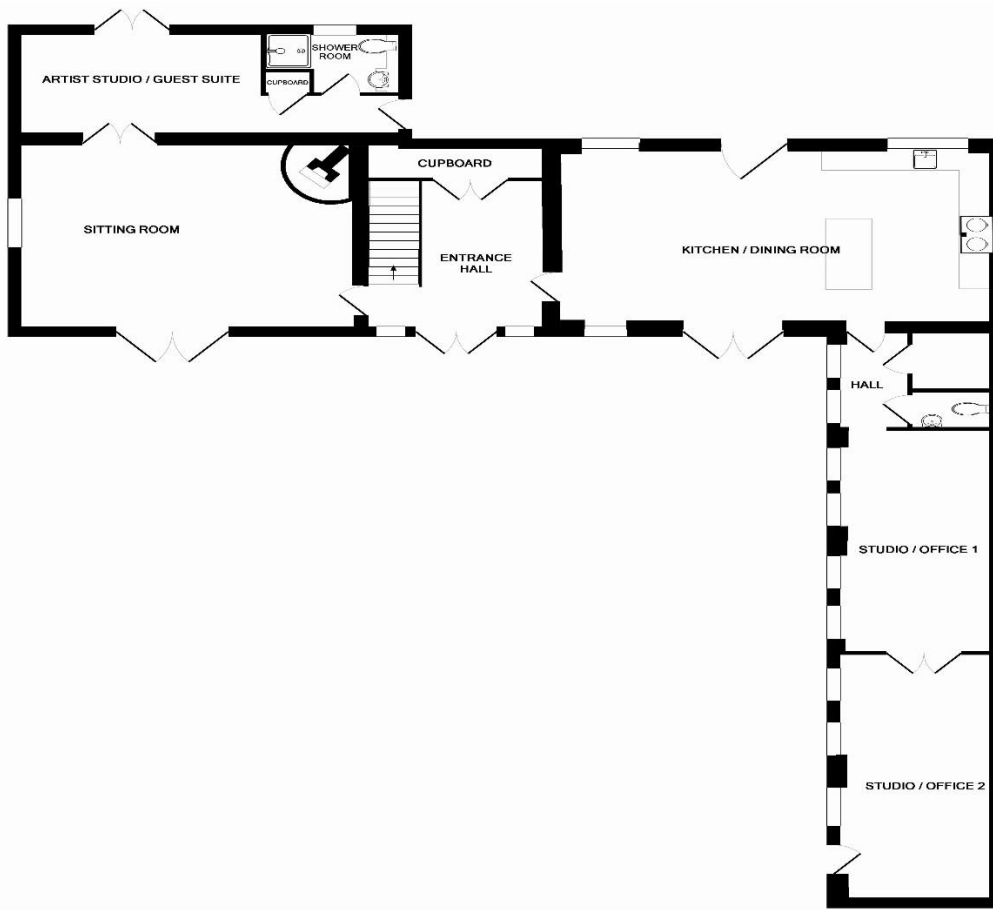
Some of the pictures used were taken in the spring/summer months.

NOTICE

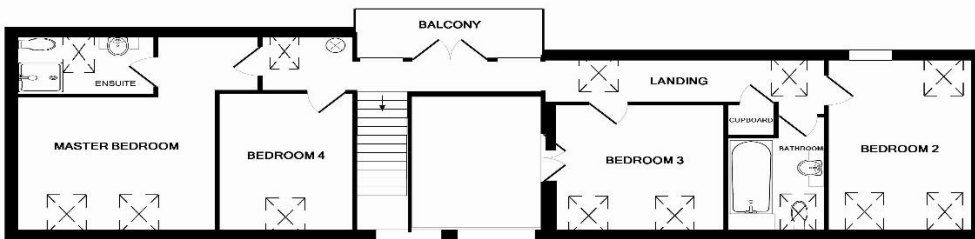
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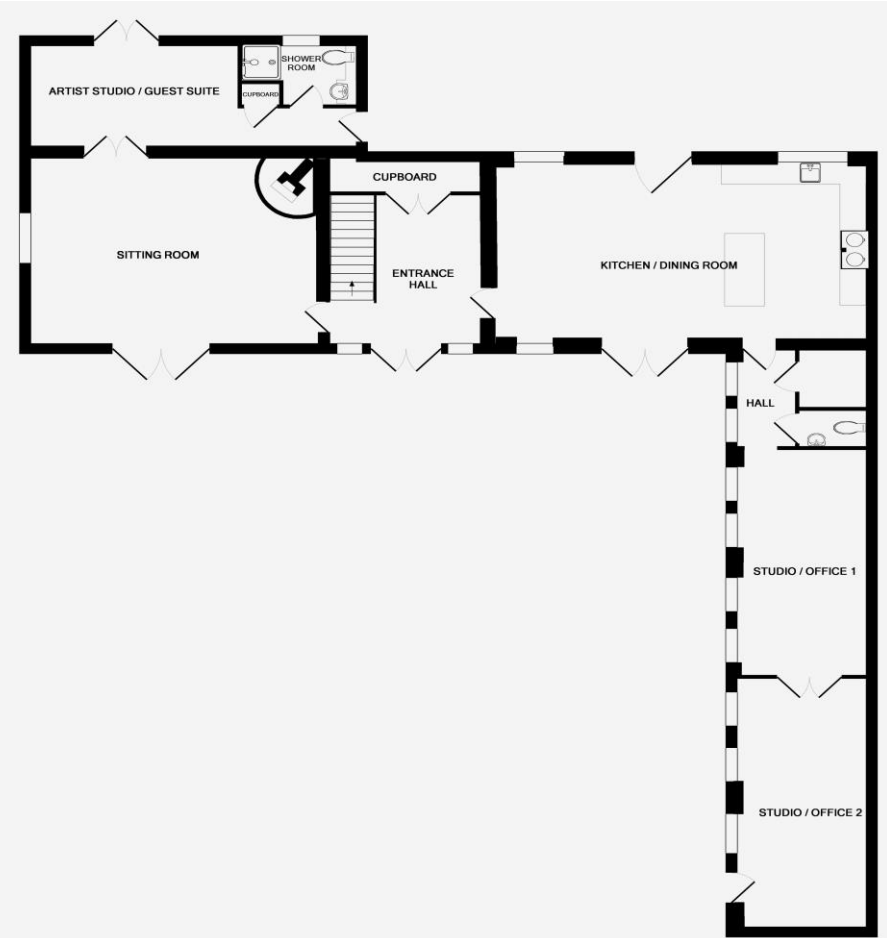


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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