



**1 Richards Barns, Stockland Bristol, Bridgwater TA5 2PY**  
**£359,950**

**GIBBINS RICHARDS**   
Making home moves happen



A beautifully presented barn conversion located in a delightful semi rural location. The accommodation benefits from entrance hall, living room with wood burning stove, modern fitted kitchen with built-in appliances, dining area, separate study, cloakroom, utility, three bedrooms, including en-suite shower room and family bathroom to first floor. Low maintenance gardens, garage and parking. INTERNAL VIEWING HIGHLY RECOMMENDED

Tenure: Freehold / Energy Rating: D / Council Tax Band: E

1 Richards Barns is one of four barns which was converted in 2007 to a high specification. The property benefits from a number of attractive features including exposed ceiling beams, stone chimney breast with wood burning stove, double glazed windows together with modern day comforts of LPG heating and en-suite shower facilities. The property enjoys a semi rural location with attractive outlook in the small hamlet of Stockland Bristol. The village itself offers a number of historic buildings including a nineteenth century church, whilst the neighbouring village of Otterhampton and Combwich provide general stores and primary school education. For day to day services, the village of Cannington provides an array of local shops, public houses as well as a post office and popular butchers. A more comprehensive range of facilities can be found in Bridgwater's town centre which is approximately seven miles distant and also includes access to the M5 motorway and railway network.

ATTRACTIVE BARN CONVERSION  
HIGH SPECIFICATION  
THREE RECEPTION ROOMS  
UTILITY / DOWNSTAIRS CLOAKROOM  
THREE FIRST FLOOR BEDROOMS  
EN-SUITE SHOWER ROOM / FAMILY BATHROOM  
GARDENS  
GARAGE / PARKING  
SEMI RURAL LOCATION







Entrance Hall  
Sitting Room

Kitchen

Dining Area  
Study  
Utility Room

Cloakroom  
First Floor Landing

Bedroom 1  
En-Suite Shower Room

Bedroom 2

Bedroom 3  
Bathroom  
Outside

Understairs storage.  
14' 5" x 12' 5" (4.39m x 3.78m) with feature stone chimney breast housing wood burning stove. Exposed ceiling beams.  
13' 8" x 10' 0" (4.16m x 3.05m) Attractively fitted with a range of built-in appliances including double oven, ceramic hob, dishwasher and fridge/freezer units.  
11' 5" x 9' 3" (3.48m x 2.82m) Access to;  
11' 8" x 5' 6" (3.55m x 1.68m)  
6' 9" x 6' 10" (2.06m x 2.08m) Door to outside.  
WC and wash hand basin.  
Access to loft space via a pull down ladder into half boarded roof with light and power.  
12' 2" x 10' 8" (3.71m x 3.25m)  
Incorporating a double shower enclosure, WC and wash hand basin.  
11' 8" x 9' 2" (3.55m x 2.79m) reducing to 7' 5" (2.26m) in part. Rural views.  
14' 2" x 7' 6" (4.31m x 2.28m)  
10' 11" x 4' 2" (3.32m x 1.27m)  
Low maintenance rear garden with patio/sun terrace, side gate leading through to a lawn area of garden. GARAGE and parking to rear.

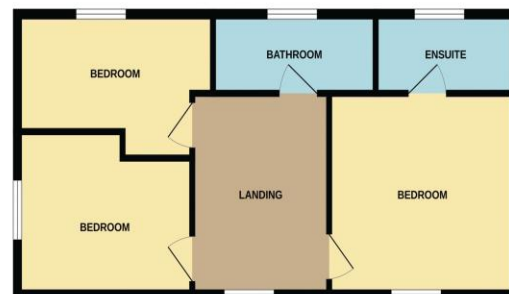




GROUND FLOOR



1ST FLOOR



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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

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