



Hunters Barn & Annexe, Churchinford, Taunton
TA3 7DW

GIBBINS RICHARDS 
Making home moves happen

* Churchinford * Seperate Annexe * Small holding potential *

A near-unique opportunity to acquire a substantial village property with a separate and detached two bedroom annexe on site, and set in gardens and grounds of 1/2 acre. EPC ratings: C (house) and E (annexe)

Hunters Barn is located on the periphery of the ever popular Blacktown Hills Village of Churchinford, which lies within an Area of Outstanding Natural Beauty. The property itself offers spacious four bedroomed accommodation (and also has planning drawn up for a two-storey extension to the front).

Internally there are two sitting rooms, a kitchen / breakfast room and a shower room, whilst to the first floor - three good sized bedrooms and a family bathroom. The main house is of stone construction and was formerly a mid 19th century barn and as such has many period characteristics of such a period property. There is a separate detached two bedroomed single storey annex on site, with a large reception room, two bedrooms and a shower room.

Both properties are situated within gardens and driveway parking of around 1/2 acre. Churchinford is located within the Blackdown Hills (Area of Outstanding Natural Beauty) and is a fabulous community based village which offers the following facilities; shop, pub, primary school, cricket ground, doctors surgery and active village hall.

The property is also approximately 20 minutes drive to Taunton town centre, London Paddington in under two hours (by train), Exeter International Airport is approximately half an hour drive away, so is ideally placed to live the best of both worlds. In all this is a fantastic opportunity which should appeal to growing families and multigenerational living and an early viewing is highly recommended.





- Detached barn conversion
- Additional two bedroomed annexe
- 1/3 acre gardens / paddock
- Rural edge-of-village location
- Within the Blackdown Hills AONB
- Parking for numerous cars
- Excellent and flexible accommodation
- Private position
- 22' Sitting Room
- 21' Kitchen
- What3Words location [///reeling.billiard.suffix](https://www.what3words.com/reeling.billiard.suffix)

ACCOMMODATION – THE BARN

Entrance		First Floor Landing	
Kitchen / Breakfast Room	21' 9" x 11' 0" (6.62m x 3.35m)	Bedroom One	22' 9" x 11' 10" (6.93m x 3.60m)
Sitting Room	22' 9" x 11' 8" (6.93m x 3.55m)	Bedroom Two	13' 0" x 11' 2" (3.96m x 3.40m)
Second Sitting Room / Bedroom Four	11' 2" x 8' 9" (3.40m x 2.66m)	Bedroom Three	9' 4" x 6' 1" (2.84m x 1.85m)
Shower Room		Bathroom	5' 11" x 5' 11" (1.80m x 1.80m)





The Annexe

Reception Room / Kitchen	17' 2" x 17' 2" (5.23m x 5.23m)
Bedroom Two	12' 11" x 9' 4" (3.93m x 2.84m)
Shower Room	
Bedroom One	17' 3" x 9' 0" (5.25m x 2.74m)

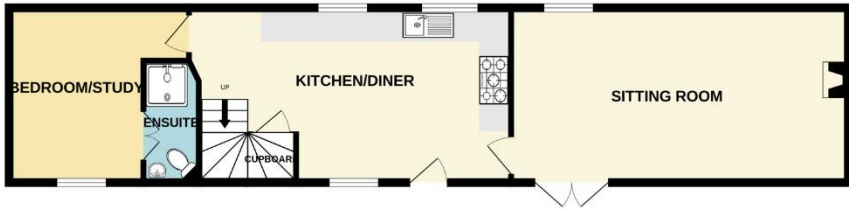
Outside The properties benefit from a large front driveway providing ample parking / turning for numerous cars. There is a patio area to each property and, to the east, access via a gate to the paddock. The paddock is an ideal space for sheep, chickens and small holding use.

Services The Barn - Oil fired central heating & private drainage
The Annexe - LPG heating & private drainage

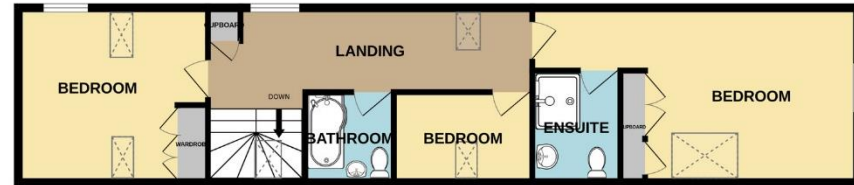


THE BARN

GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1337 sq.ft. (124.2 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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THE ANNEXE

GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.

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