



GIBBINS RICHARDS   
Making home moves happen

3 Manor Barns, West Newton, Bridgwater TA7 0DB

£385,000

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**\*Peaceful semi-rural location \*Garage & parking \* Sunny south-facing garden \***

**A charming two/three-bedroom barn conversion situated within a small rural hamlet between Bridgwater and Taunton.**

**Tenure: Freehold / Energy Rating: F / Council Tax Band: D**

Converted in the 1990s, this semi-detached barn conversion retains a number of original character features while offering well-presented and versatile accommodation throughout. The ground floor comprises a kitchen, cloakroom, dining room, and a spacious sitting room with a log-burning stove. To the first floor are two bedrooms and a third room currently used as a home office, which could also serve as a bedroom, with stairs leading to a useful attic space presently utilised as a gym. The property also benefits from new windows and a front door installed in April 2025.

Externally, there is a predominantly south-facing front garden, ample parking, and a single garage.

The home is warmed by oil-fired central heating and benefits from private drainage. West Newton is a small and peaceful hamlet located approximately five miles north-east of Taunton, offering a tranquil countryside setting while remaining conveniently close to the town's transport links, shopping facilities, and amenities.

Charming two/three-bedroom barn conversion

Converted in the 1990's

Predominantly south-facing front garden

Garage & parking

Peaceful semi-rural location

Oil fired central heating

New windows installed in April 2025

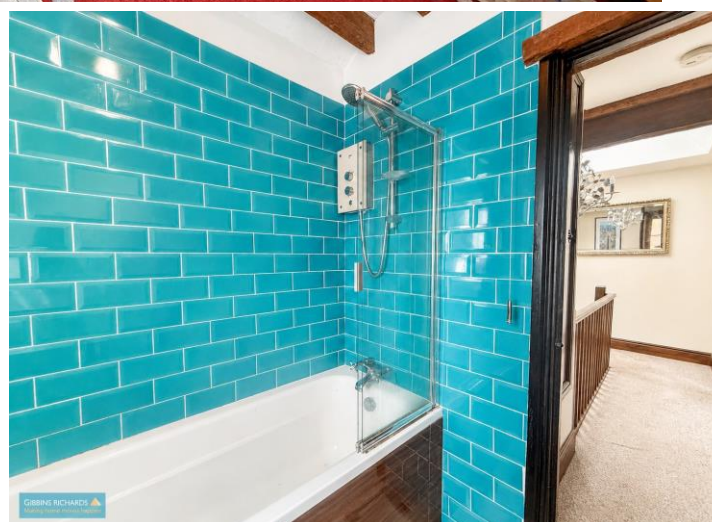
Two ground floor reception rooms

No onward chain





|                     |                                                                                         |
|---------------------|-----------------------------------------------------------------------------------------|
| Kitchen             | 12' 2" x 9' 4" (3.71m x 2.84m)                                                          |
| Cloakroom           | 4' 6" x 3' 2" (1.37m x 0.96m)                                                           |
| Sitting Room        | 21' 9" narrowing to 19' 6" x 11' 9" (6.62m narrowing to 5.79m x 3.58m)                  |
| Dining Room         | 18' 6" x 7' 7" (5.63m x 2.31m)<br>Plus under stair storage cupboard.                    |
| First Floor Landing |                                                                                         |
| Bedroom 1           | 15' 7" x 7' 7" (4.75m x 2.31m)                                                          |
| Bedroom 2           | 11' 9" x 7' 5" (3.58m x 2.26m)                                                          |
| Office/Bedroom 3    | 7' 8" x 7' 1" (max) (2.34m x 2.16m (max))<br>Stairs leading to the attic room.          |
| Attic Room          | 12' 1" (max) x 11' 0" (max) (3.68m (max) x 3.35m (max))                                 |
| Bathroom            | 6' 11" x 6' 4" (2.11m x 1.93m)                                                          |
| Outside             | There is a predominantly south-facing front garden, ample parking, and a single garage. |



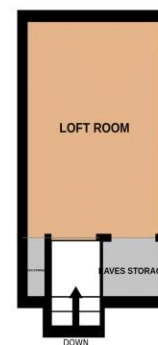
GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



2ND FLOOR  
119 sq.ft. (11.0 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.5 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 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.



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