



Huish Barns, Washford, Watchet, TA23 0NY

welcome to

1 Huish Barns, Washford, Watchet

A beautifully presented and highly individual three-bedroom Grade II Listed barn conversion, combining original character with modern living in the heart of the sought-after village of Washford. Offering spacious and versatile accommodation over two floors, featuring exposed beams & vaulted ceilings

Property Features

- Charming three-bedroom Grade II Listed barn conversion
- Beautiful open-plan kitchen/living/dining space
- Vaulted ceiling and exposed beams
- Feature log burner
- Principal bedroom with en-suite shower room
- Versatile mezzanine - ideal home office, snug or dressing room
- Modern fitted kitchen with integrated appliances
- Enclosed front garden with a degree of privacy
- Two allocated parking spaces
- Good-sized shed
- Quiet village setting
- Close to the Somerset coastline, Exmoor & Quantock Hills

Front Door

Leading to

Entrance Hall

The property is approached via a welcoming front door opening into the entrance hall, which immediately introduces the character of the home with exposed beams and attractive wooden flooring. There are double glazed windows to the front, radiator and inset ceiling spotlights, with barn-style latch doors leading to.

Cloakroom

A cloakroom fitted with a low-level WC and vanity wash hand basin with mixer tap. The room also benefits from tiled flooring, radiator, part-tiled surrounds, extractor fan and useful storage area.

Utility Room

A well-equipped utility room with a range of green coloured wall and base units, worktop surfaces and tiled splashbacks. There is space and plumbing for a washing machine and space for a tumble dryer. The Grant oil-fired boiler serves the domestic hot water and central heating systems. Tiled flooring and inset ceiling spotlights complete the room.

Kitchen/Dining/Living Room

40'8" max x 12'5" max (12.43m max x 3.81m max)

The impressive open-plan living space is undoubtedly the centrepiece of the property, offering an excellent combination of space, character and flexibility and providing an ideal setting for both entertaining and relaxed everyday living.

Kitchen Area

The modern fitted kitchen features a range of attractive green coloured wall and base units with complementary worktop surfaces and tiled splashbacks. There is an inset one and a half bowl stainless steel sink with mixer tap, integrated double oven, inset electric hob with cooker hood over and integrated fridge freezer. A double glazed window overlooks the rear, while exposed beams and inset ceiling spotlights add character and atmosphere.

Living Area

The generous living area benefits from double glazed windows to the front and glazed patio doors opening directly onto the garden. A striking vaulted ceiling with exposed beams creates a wonderful feeling of space, while the feature log burner provides a natural focal point and a cosy ambience during the cooler months. There are wall light points, radiator and fitted carpet.

Dining Area

The dining area provides a natural connection between the kitchen and living space and features attractive wooden flooring, wall light points and inset ceiling spotlights.

Bedroom One

18' max x 12'1" max (5.48m max x 3.68m max)

A particularly spacious principal bedroom with double glazed windows overlooking the front garden, wooden flooring, radiator, inset ceiling spotlights and built-in wardrobes. A barn-style latch door leads through to the en-suite shower room.





En-suite Shower Room

Fitted with a shower cubicle, low-level WC and pedestal wash hand basin, together with heated towel rail, extractor fan, shaver point, tiled flooring and tiled surrounds.

First Floor Landing

The character continues upstairs with exposed beams and skylight windows to both the front and rear. The landing provides access to the two further bedrooms and bathroom and benefits from fitted carpet, radiator, built-in storage cupboard and extensive built-in under-eaves storage.

Bedroom Two

18'11" x 11'6" (5.51m x 3.53m)

A spacious second bedroom with skylight windows to the front and rear, exposed beams, fitted carpet and built-in under-eaves storage cupboards. Radiator and TV point.

Bathroom

Fitted with a panelled bath with Victorian-style mixer tap and shower attachment over, pedestal wash hand basin and low-level WC. Further features include part-tiled surrounds, tiled flooring, heated towel rail, extractor fan and shaver point, together with access to the roof space.

Bedroom Three

16'6" x 10'5" (5.05m x 3.20m)

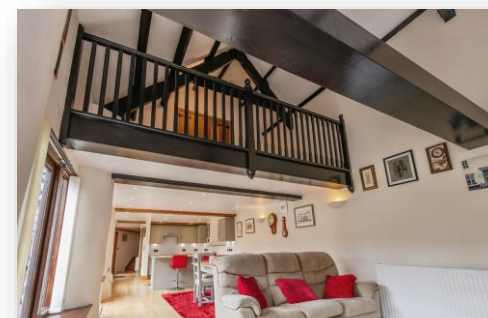
A generous third bedroom with skylight windows to both the front and rear, exposed beams, fitted carpet, radiator and built-in cupboard. Telephone and TV points are provided, while double doors lead through to the property's particularly appealing mezzanine.

Mezzanine

A superb and highly versatile additional space overlooking the main living area below. With exposed beams, fitted carpet and balustrades overlooking the living room, this is a genuinely useful area which could be adapted to suit a variety of needs - perhaps as a home office, snug, reading room, creative space or dressing area.

Outside

The property enjoys an attractive and private front garden, providing a pleasant extension of the living accommodation. Two allocated parking spaces are situated to the front within a communal area for the three properties, together with a good-sized shed. A block paved pathway leads from the parking area to the front door, while a paved area runs alongside the front of the property. The remainder of the garden is predominantly laid to lawn with established flower and shrub borders, decked seating area ideal for alfresco dining. The garden is enclosed by a combination of fencing and walling and enjoys a good degree of privacy, making it an excellent space for outdoor relaxation, gardening and entertaining. A small fenced area can also be found to the rear.



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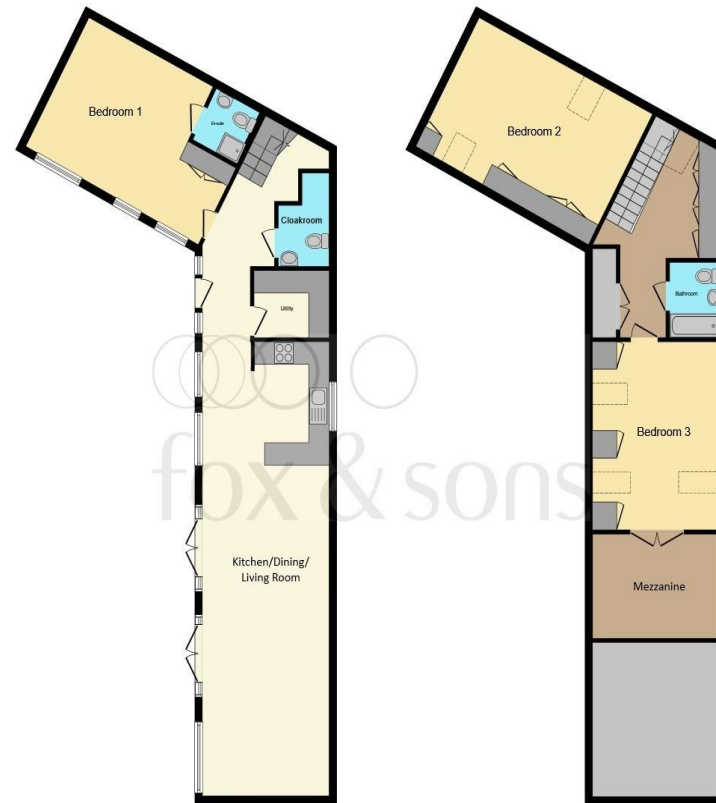
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- Close to the Somerset coastline, Exmoor & Quantock Hills
- Quiet village setting within the Villge of Washford
- Beautiful open-plan kitchen/living/dining space
- Oil Fired Central Heating - Garden & Two Allocated Parking Spaces

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£385,000



Ground Floor

First Floor

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fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk