



Mill Barn, Coates Farm, Greinton, Somerset
£550,000

COOPER & TANNER
THE ART OF AGENCY

Mill Barn, Coates Farm, Greinton, Somerset

- Barn Conversion
- Link Detached
- Five Bedrooms
- Three Bathrooms
- Kitchen / Breakfast Room
- Flexible Living Space
- Vaulted Ceilings
- Gallery Landing
- Courtyard and Gardens
- Double Garage and Parking
- Characterful Home
- Stunning Rural Setting

Viewing

Strictly through Cooper & Tanner
on 01458 840416

Description

This stunning barn conversion is set in the picturesque village of Greinton, with views of the neighbouring church, paddocks and countryside. Once the mill barn of Coates Farm, the property has been converted into a five bedroom family home with three bathrooms including two en-suites, a kitchen / breakfast room with utility room, spacious

and flexible living accommodation, a courtyard positioned in the centre of the property and double garage with parking and gardens. The property has been converted to a beautifully high standard while every effort has been made to keep the character features throughout the interior and exterior of the barn.



To the front of the property is a driveway with ample off-road parking leading to a double garage and the front door. To the right is a garden wrapping around to the side of the property, mostly laid to lawn with young shrubs and trees maturing along the boundaries, marked by timber fencing.

Entering via the hallway, to the right is the kitchen with space for a large dining table and chairs, a double wide fridge and a full size range cooker, complete with travertine flooring, entrance to the living area and patio doors leading out to the garden.

The living space has been designed to be light and spacious, yet retains that homely touch, including a feature fireplace at the far end of the room, patio doors to the courtyard and garden with a gallery landing above leading to the master and second bedroom, both with en-suites.

Leading left from the hallway are three further bedrooms, a family bathroom, a utility room and WC. Large windows stretch the length of the hallway with further patio doors leading into the courtyard, a perfectly private space to enjoy.

Heating

Oil Fired Under Floor Central Heating

Location

Mill Barn lies in the heart of the village of Greinton, with Taunton to the south and Street, Glastonbury and Wells to the northeast. The M5 and Junction 23 is approximately 9 miles away.

Tenure

Freehold

Services

Mains water & drainage, electric and BT are all connected.

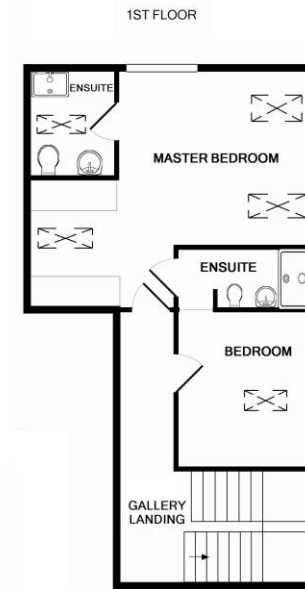
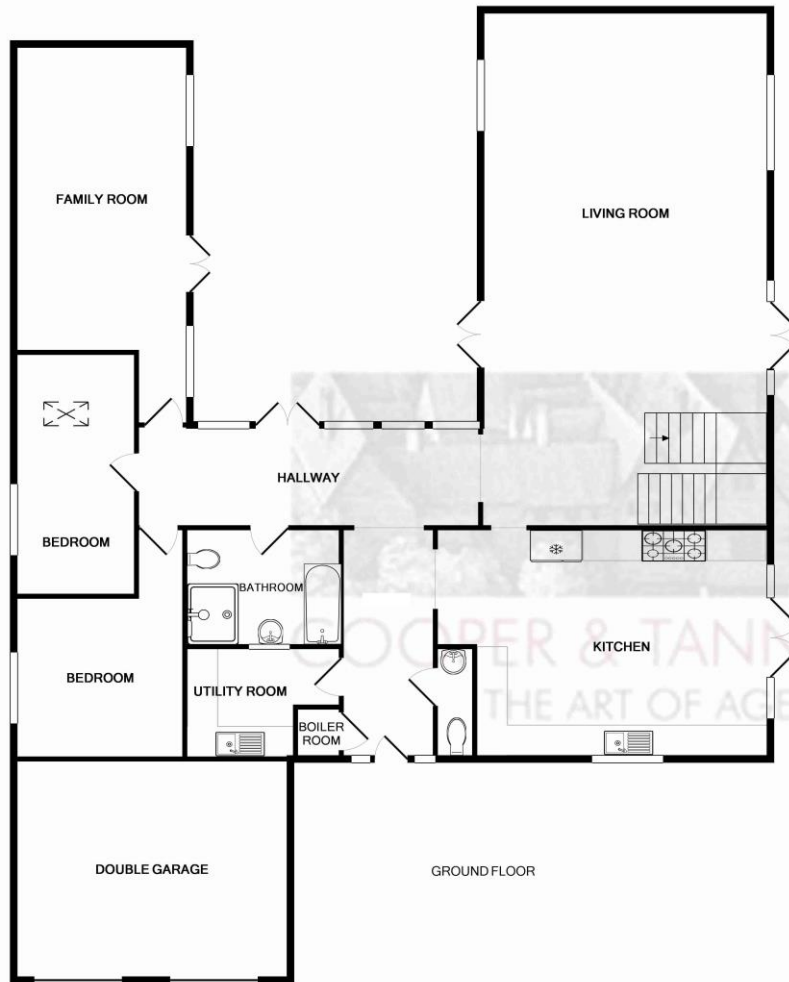
Local Authority

Council Tax Band 'F'
Sedgemoor District Council
Tel: 01278 435435

Directions

Entering Greinton on the A361 from Pedwell, turn left into Partridge Close, then immediately turn right down a lane. Follow the lane taking the first left and the house will be on your right.





ROOM DIMENSIONS

- | | | | |
|-----------------------------|---------------------|--------------------------------|---------------------|
| • Entrance Hall: | 15'0 x 6'2 | • Master Bedroom: | 13'11 x 11'8 |
| • Inner Hallway: | 17'7 x 6'8 | • Second Bedroom: | 10'4 x 9'2 |
| • Kitchen / Breakfast Room: | 21'10 x 13'4 | • Third Bedroom: | 11'2 x 9'9 |
| • Sitting / Dining Room: | 33'9 x 18'11 | • Fourth Bedroom: | 15'11 x 7'7 |
| • Utility Room: | 7'3 x 5'10 | • Fifth Bedroom / Family Room: | 20'0 x 11'5 |

IMPORTANT NOTICE: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Area and Sales Plans

The area and the sale plan have been calculated and produced using Promap mapping software (Ordnance Survey Licensed) and referenced where possible to the HMLR Title plan, however they may not correspond with other mapping services. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.





Path

Hall

Coate's Farm

Owl Barn

The Hayloft
The Old Dairy

Weathervane
Barn

Manor
House

Mill Barn



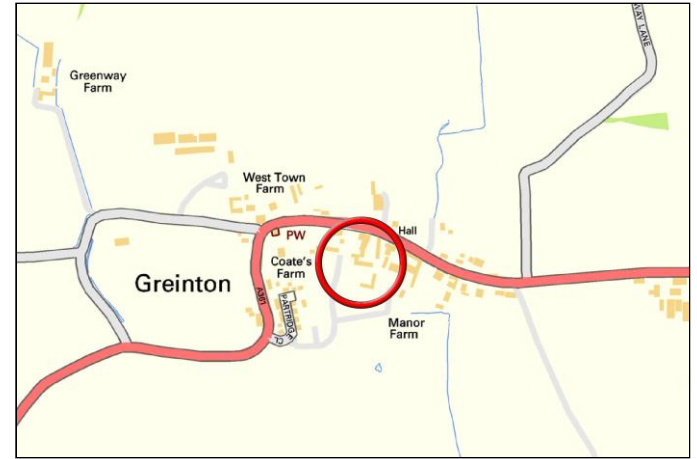
The Old Forge

The
Granary

The
Grange

The Linhay

The
Wshed



Energy Performance Certificate

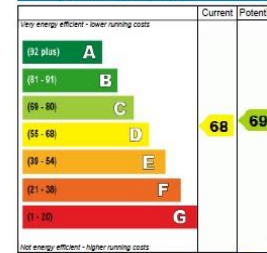


Mill Barn
Coate's Farm
Greinton
BRIDGWATER
TA7 9BW

Dwelling type: Semi-detached house
Date of assessment: 23 September 2008
Date of certificate: 24 September 2008
Reference number: 8678-6121-5860-4157-2022
Total floor area: 255 m²

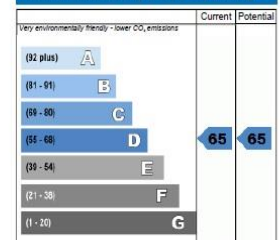
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	160 kWh/m ² per year	157 kWh/m ² per year
Carbon dioxide emissions	8.0 tonnes per year	7.9 tonnes per year
Lighting	£154 per year	£114 per year
Heating	£896 per year	£907 per year
Hot water	£192 per year	£192 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome



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