

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



HIGH BARN, EAST TOWN LANE, PILTON, BA4 4NX







**HIGH BARN,  
EAST TOWN LANE, PILTON, BA4 4NX**

*Wells 6.6miles, Castle Cary 8.5miles, Glastonbury 9miles, Bath 20miles, Bristol 23miles.*

**Summary**

A unique and lofty barn conversion in a wonderfully quiet rural location on the outskirts of the popular village of Pilton.

The house provides fabulous characterful accommodation including an entrance hall, kitchen, separate breakfast room, a principal bedroom, shower room, sitting room, dining room, 2 further bedrooms, a family bathroom and a useful and versatile loft room.

Outside there is a gravelled pathway and courtyard to the front and at the back an enclosed, lawned and terraced garden. In addition, there is ample car parking and a single garage.

**Guide Price £625,000**

**Location**

The ancient and historic village of Pilton boasts a splendid 11<sup>th</sup> century church, a 14<sup>th</sup> century tithe barn and many period houses and cottages.

According to legends this is where Joseph of Arimathea entered Britain. It is now internationally famous for its festival (with tickets provided to the residents). It's certainly, and justifiably, one of the most popular villages in the area with a very active and friendly community and a wide range of activities and amenities. These include the church, pub, village hall, nursery and preschool, community orchard and recreation ground.

East Town Lane is an extremely attractive and quiet lane that runs east from Pilton to the A37, which provides excellent access to Castle Cary.

Wells, Castle Cary and Glastonbury are all within easy reach.









## Accommodation

Set over various staggered floors the accommodation is truly unique with split levels, mezzanines and towering triple and double height ceilings.

Two large part glazed doors open to a paved entrance hall. Straight ahead is the kitchen which has fitted units, a gas hob, eyelevel double oven and integrated units including a fridge/freezer, washer/dryer and dishwasher. There is also a double ceramic sink and extractor and a part glazed exterior door leads to the rear garden.

To the right of the entrance hall you will find the principal bedroom which also has French doors to the rear garden. Next to this is a fully tiled shower room and a large built in coat cupboard.

The entrance hall leads to a breakfast room which has stairs that rise to the lofty sitting room. This is a very glamorous, triple aspect, double height room, with exposed roof timbers and beams above, dominated by a magnificent fireplace, currently fitted with a gas stove. The split-level design of the space means you overlook the breakfast room below. Double, glazed French doors provide access to the rear garden and stairs lead up to the dining area. This also overlooks the breakfast room and the sitting room. It has exposed pine floorboards, in keeping with the pine stairs and balustrades. The floorboards continue to the landing area where there are two further bedrooms and a family bath/shower room.

Behind a discrete door, a further flight of stairs leads to the loft room which could be an office or additional children's bedroom. There is access to plenty of loft storage from here and there are additional fitted storage cupboards throughout the property.









## Outside

The house is a semidetached barn conversion converted in 2001. Approached from the car parking area, up steps through a gravel courtyard or from the lane through an attractive pedestrian gate.

To the front is a large, walled, gravelled courtyard which is south and west facing with plenty of space for tables and chairs. To the rear is a large lawned garden surrounded by mature shrubs. This area is enclosed and would be perfect for children and pets. There are various terraced areas in the rear garden and a wonderful mature beech tree provides shade. There is plenty of parking and each property has a single garage.

## Tenure and other points

Freehold. Not listed. Mains water and electricity. Calor gas central heating (combi boiler). Private drainage.

EPC rating Band E  
Council Tax Band F

## Directions

From Pilton follow East Town Lane east. The turning for High Barn will be found on the right. Follow the driveway to the car parking area and the pedestrian entrance to High Barn is through a small timber garden gate on the North side of the car parking area. Take the steps up and the entrance to High Barn is on your right.

What3Words /// plan.songbird.cattle

## About the area

*Pilton is a much sought-after Somerset village in beautiful countryside near Wells, Glastonbury and Shepton Mallet. The major towns of the area being Bristol, Bath, Taunton and Yeovil are all within commuting distance and there are excellent road networks to London and the South.*

*Castle Cary is the nearest train station with fast links to London.*

*Wells, the smallest city in England, nestles close to the Mendip Hills – an Area of Outstanding Natural Beauty-has excellent local markets twice a week and many medieval buildings including the Cathedral and moated Bishops Palace.*

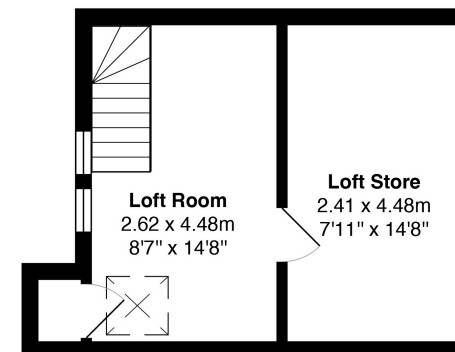




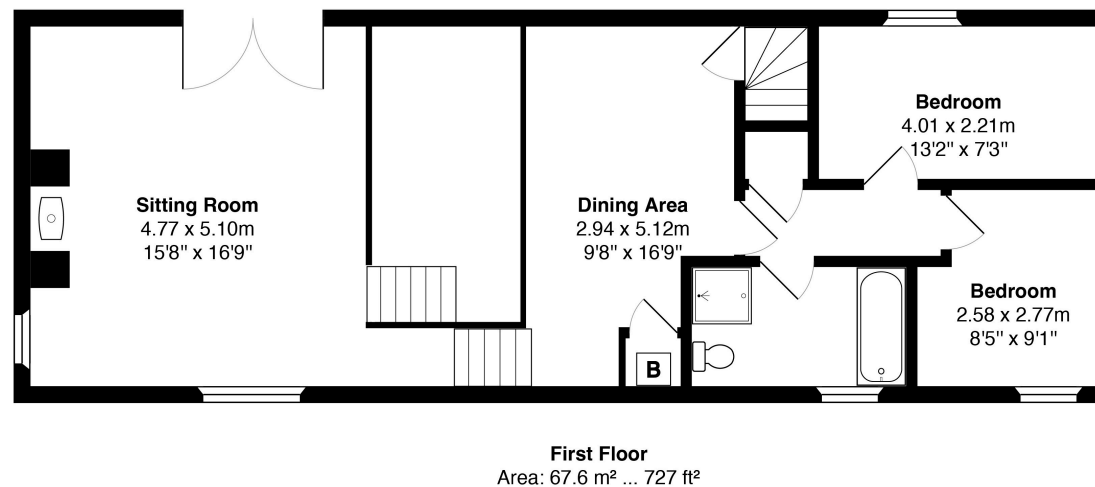
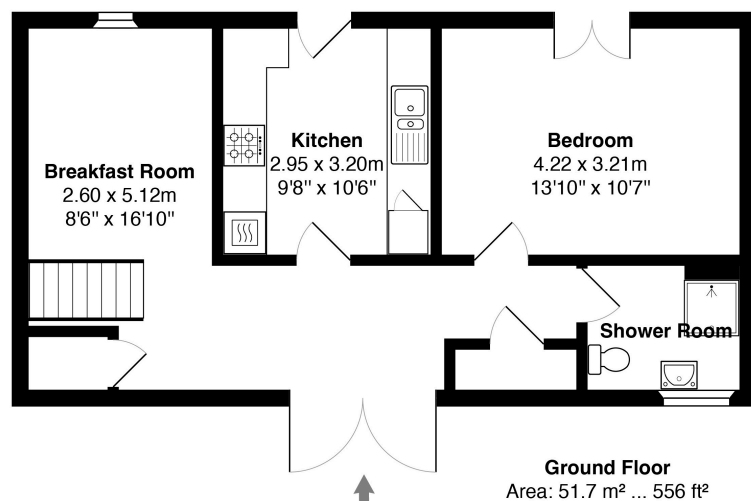
# High Barn, Pilton



Approximate gross internal floor area of main building - 143.4 m<sup>2</sup> / 1,542 ft<sup>2</sup>



**Second Floor**  
Area: 24.1 m<sup>2</sup> ... 259 ft<sup>2</sup>



**IMPORTANT NOTICE** - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.



