



Orchard Barn

Buckland St. Mary, Chard, TA20 3TA

EPC: D Council Tax: F Tenure: Freehold Bedrooms: 5/6 Reception Rooms: 3 Bathrooms: 5

FINE & COUNTRY

DESCRIPTION

Orchard Barn presents an exceptional lifestyle and equestrian opportunity, unlike any other. This stunningly converted 5-bedroom stone barn is nestled within nearly 12 acres of picturesque countryside of the Blackdown Hills. For those who don't want to manage the land a local farmer currently manages it on an informal basis and is happy to continue.

The property overlooks its three adjoining enclosed fields whilst alongside a separate, award-winning 1-bedroom holiday let/annexe with separate access, is perfect for generating income or accommodating a family member.

Additional amenities include three stables, a tennis court, heated pool extensive parking, garage, and of course those breath-taking, unspoiled panoramic views of the surrounding countryside.





SELLER INSIGHT



“ One of the main attractions of Orchard Barn, apart from its beautiful location with far reaching views, was the potential we could see in how the property would allow us flexibility to provide for multi-generational living. We created an internal annexe for our Mother, with its own lounge/kitchen area, plus a young adult space for our eldest with seating area and en suite. In addition, we could see the potential for additional income, where we converted the external annexe as a holiday let. All handled via [Cottages.com](https://www.cottages.com) - it could not be easier!



To keep the whole family active, as well as walking the adjoining fields, we re-instated the tennis court and renovated the swimming pool, which being heated, enables its use for longer periods whatever the weather.

With our youngest now at University and Mother no longer with us, we feel that the time is right for us to move on and give others an opportunity to appreciate this beautiful home.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



STEP INSIDE

Orchard Barn

This carefully converted barn was designed to create a flexible living space that allows you to spread out and have your own space for living and working in. The heart of the home is the welcoming farmhouse style kitchen/breakfast room with electric Aga – flowing from this room is the garden/sun room that overlooks the courtyard proving to be an ideal space for capturing afternoon sun.

The large sitting room has double doors onto the front with the stunning panoramic views – an additional adjoining room makes an ideal snug or study with door leading to steps up to a double bedroom, with feature window making the most of the views. With an en-suite shower this is an ideal guest room or space for a teenager.

An inner hall leads to two further double bedrooms overlooking the rear gardens, the second of these enjoys a shower room and connecting small kitchen/sitting room making it an ideal integral living space suitable with its own access on to the patio garden.

On the first floor the principle bedroom is a room with stunning views designed to make the most of the vista with dressing area and large en-suite shower room making this the ideal room to relax.

An additional double bedroom has an adjoining room that could be a dressing room or additional bedroom if required. It also has its own bathroom.





The Annexe

This charming one bedroom conversion is currently used as an award winning holiday let (www.olderchardbarn.co.uk) providing additional income and has been booked for around 20 weeks a year – an new owner will have the opportunity to continue with the bookings/business or alternatively it makes an ideal space for a relative. There is a separate vehicular access, parking and garden making it an ideal separate living space.

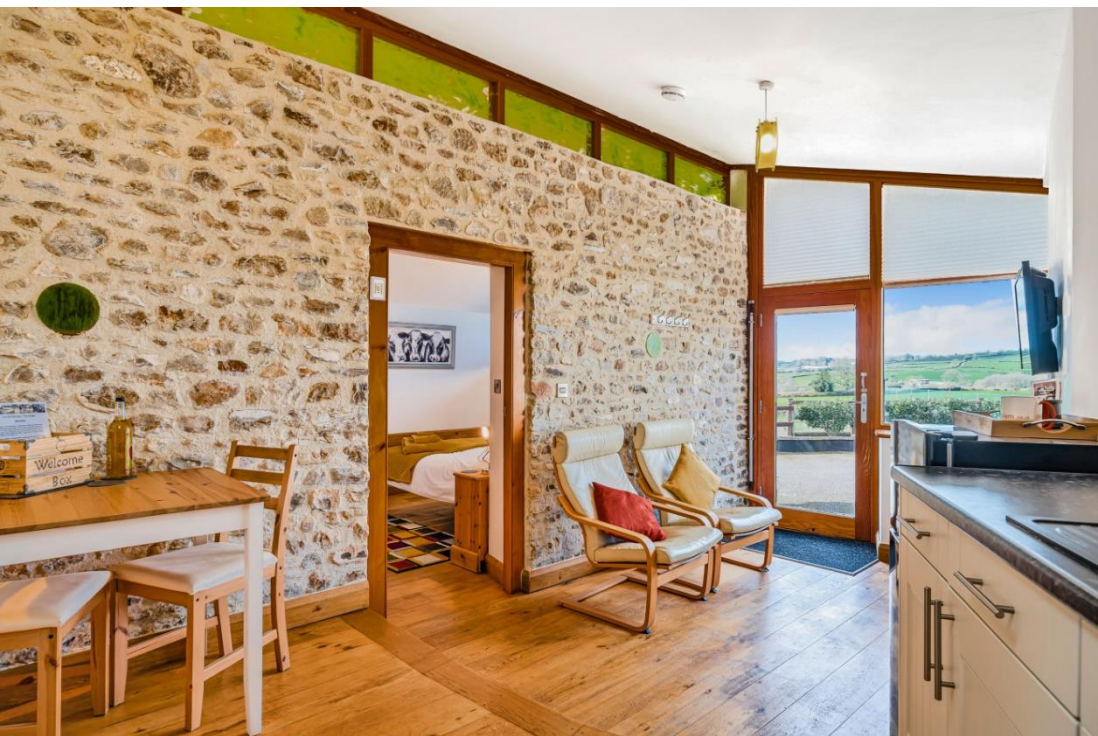
Step Outside

The main entrance welcomes you with a sweeping driveway, meandering past three enclosed connecting paddocks that grace the property's view. A generous parking area greets you, alongside a timber outbuilding featuring a recently concreted floor. Adjacent to this, within an enclosed yard, sits the stable block housing three stables, a feedstore, and a tack room—an ideal setup for turnout and conveniently close to the property.

On the side of Orchard Barn lies the enchanting 'spring garden,' a picturesque expanse of lawn framed by shrubs, various trees, and lush bushes. Just beyond lies the pond garden, complete with a splendid ornamental pond featuring a soothing water feature, all safely enclosed by fencing.

The raised terrace at the front of the property offers unparalleled views across the entire site, stretching out to the rolling countryside beyond. Here, you'll find an all-weather tennis court, recently resurfaced, and a heated outdoor pool enclosed with elegant glass screening—perfect for entertaining guests. Adjacent to this area, an enclosed garden boasts raised vegetable beds and a variety of fruit trees including cherry, mulberry, greengage, bramley, and pear.

Adding to the charm, an additional enclosed patio courtyard garden basks in the morning sun, accessible from the garden room, sitting room, integral annexe, and the guest bedroom located above the garage.



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Approximate Area = 2988 sq ft / 277.6 sq m
 Outbuilding = 1471 sq ft / 136.7 sq m (excludes poly tunnel)
 Garage = 720 sq ft / 66.8 sq m
 Annexe = 351 sq ft / 32.6 sq m
 Total = 5530 sq ft / 513.7 sq m
 For identification only - Not to scale



Utilities and Services:

Two septic tanks (one for the annexe and one for Orchard Barn), mains water and electricity, oil central heating. Oil heating for swimming pool

Broadband and Mobile Phone:

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

Directions

Please do not use the postcode for the property use what 3 words

<https://w3w.co/signs.chairing.acoustics>

Other Information:

Spray foam roof insulation was installed by the previous owners 10 years ago with a warranty until June 2024.

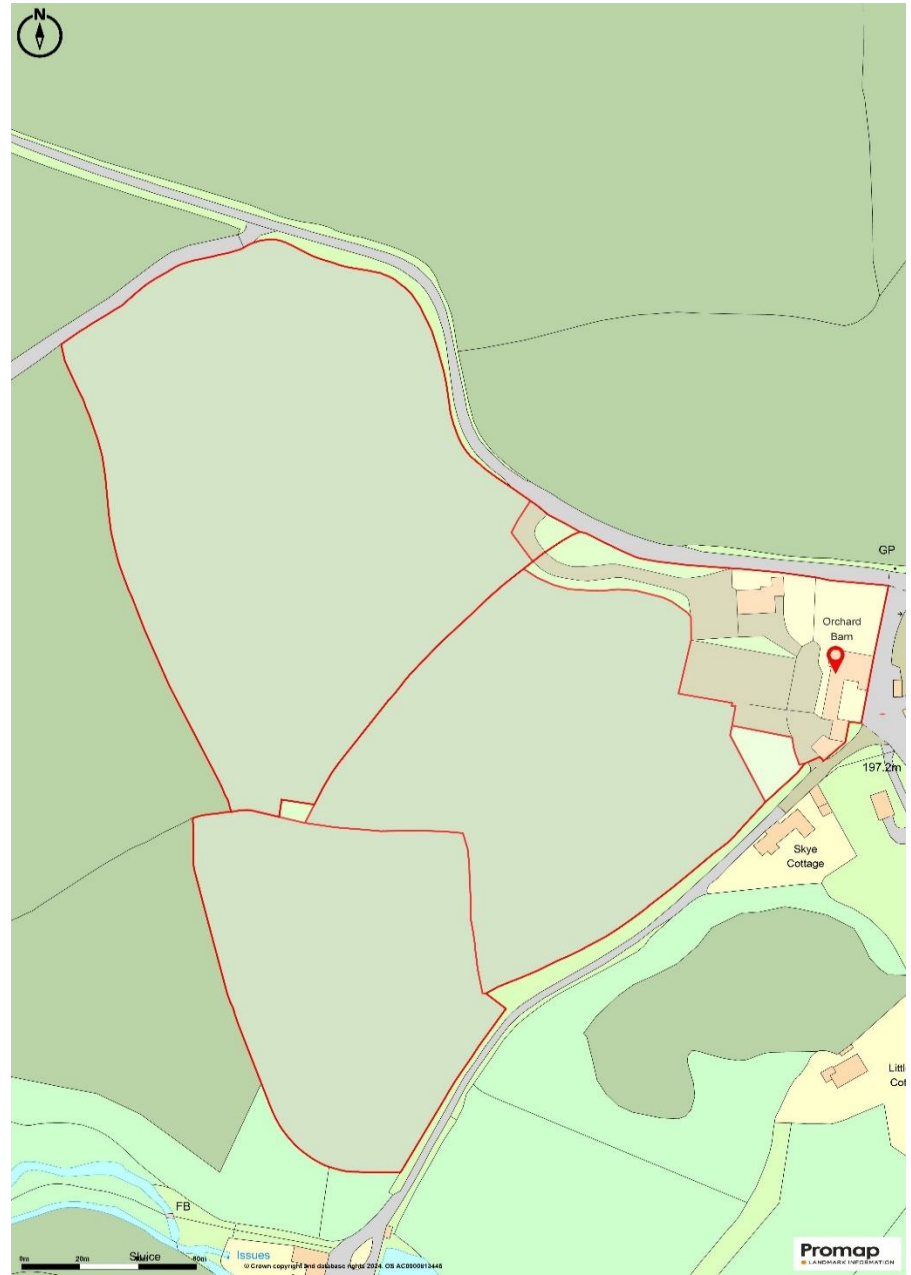


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Webbers Property Services. REF: 1091798



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