



Jurston Barn, Wellington, Somerset







An **imaginatively converted** 17th century barn with separate pool house in a private setting off a little-used country lane.

Summary of accommodation

Entrance hall | Drawing room with mezzanine gallery | Living room incorporating separate seating, dining and kitchen areas | Cloakroom
Storeroom | Downstairs bathroom | Laundry room

Six individually designed en suite double bedrooms

Parking | Pool house with indoor heated swimming pool | Hot tub | Garden

In all about 0.30 acres

Distances

Wellington School 1 mile, Wellington town centre 1.2 miles, Junction 26 M5 2 miles, Taunton town centre 6.5 miles (Bristol Temple Meads 52 minutes and Paddington 1 hour 39 minutes), Tiverton (Blundells School) 16 miles, Exeter Airport 24.5 miles (London City Airport 1 hour)
Exeter city centre 30 miles, Bristol Airport 42 miles

(All distances and times are approximate)



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Location

Jurston Barn is situated off a little-used country lane just beyond the eastern edge of the market town of Wellington. The town has a population of about 14,500 and is well able to meet most day to day needs with a good range of shops including a Waitrose supermarket. It also has a comprehensive range of local businesses including GP, dental and veterinary surgeries and the highly regarded, independent Wellington School. When needed, Taunton, the county town of Somerset, is just 15 minutes by car. The area has good transport links too. Rail services from Taunton connect with Bristol Temple Meads (52 minutes) and Paddington (1 hour 39 minutes). Junction 26 on the M5 is a three-minute drive and Exeter and Bristol Airports are both easily accessible offering connections to UK and international destinations. The area has a wide choice of schools from both the state and independent sectors. Additional good schools within a reasonable driving distance include Blundells in Tiverton and the schools in Taunton, Taunton School, King's and Queen's Colleges, King's Hall Preparatory School and Richard Huish College.

Jurston Barn

Positioned just beyond the eastern edge of Wellington and set back behind field hedging about 50 yards from a narrow, seldom used country lane, Jurston Barn enjoys a country setting with all the benefits of being just a mile from the centre of town. Dating from the 17th century, the barn was initially built as the central barn on one of the areas largest and most prosperous farms. It was sympathetically converted about 14 years ago retaining the character of the original building whilst simultaneously optimising the available natural light and space. It has been used as premium holiday accommodation ever since, earning a coveted Five Star Gold Award by Visit England. The barn is built of a mix of local stone, brick and cob under a slate roof with an exposed pale oak framed interior, now complemented with further oak joinery. The barn originally had a pair of tall, wide doors, which when open provided access for a hayrick piled high with sheaves of cut grain-stalks. The doors have now been replaced by glazing, which allows natural light to pour into the centre of the barn creating a light and airy feeling throughout.





The centre of the barn rises to the full height of the roof with the area beneath overlooked by the galleried landing and illuminated by a massive rooflight. The ground floor centres around an L-shaped space encompassing the kitchen and adjacent dining and seating areas. The kitchen is marvellous and is fitted with handmade oak units under black granite work surfaces by Mike Taylor Designers of Knightsbridge, incorporating a corner larder cupboard and electric range cooker. Beside the L-shaped space is a good sized drawing room fitted with a wood burning stove and a first floor gallery used as a snug.

The barn also incorporates six en suite double bedrooms, three of which are on the ground floor and three on the first.

Garden and Grounds

Jurston Barn is approached via a country lane which only leads to the Barn. The drive opens onto a gravelled parking area in front of the barn, where there is space for several cars. It is fully enclosed by a combination of the pool house and close-boarded fencing making it child and pet friendly. These combine to provide a wonderful space for barbecues, outside dining and entertaining. A couple of stone steps leads up to a lawn that extends back to the timber-clad pool house and hot tub area.





The pool house has bi-fold doors along one side that enable it to be fully open to the garden during fine weather. The pool house is fitted with a heated swimming pool surrounded by timber decking.

Services

Mains water and electricity. Private drainage. Oil-fired central heating. Solar photovoltaic panels. There is also a shower, WC and changing room.

Directions (Postcode: TA21 9PQ)

What3Words: nourished.masterpiece.furniture)

From Junction 26/Chelston Interchange on the M5, head north on the A38 towards Taunton. After three quarters of a mile at the Chelston Roundabout take the first exit onto West Buckland Road/A38, signed to Exeter. At the next roundabout take the second exit staying on West Buckland Road. Continue for just over three quarters of a mile to the next roundabout. Take the third exit onto Jurston lane. Continue for about 170 yards and then turn right staying on Jurston Lane. After about 200 yards at a sharp left-hand bend, turn right off the bend and then fork left onto the driveway to the property.

Property information

Tenure: Freehold

Local Authority: Somerset Council (www.somerset.gov.uk)

Council Tax: Band TBC (currently business rated).

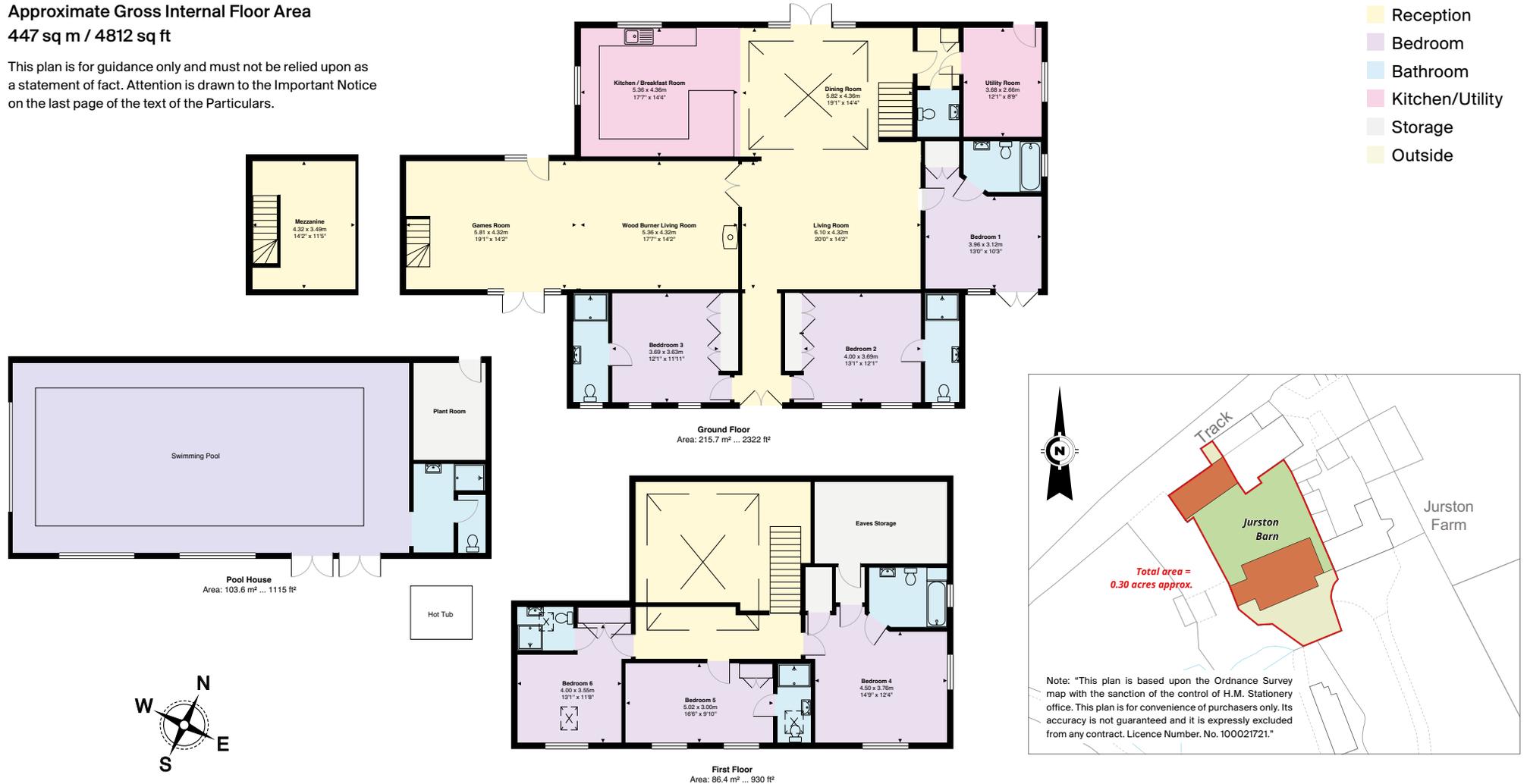
EPC Rating: C



Approximate Gross Internal Floor Area

447 sq m / 4812 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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