



Ellands Cottage, Barrington, Somerset



An early-17th century cottage and converted barn set in a large garden on the edge of a conservation village.

Location

Ellands Cottage is situated off the central lane running through the small, conservation village of Barrington in a designated Conservation Area and is close to Barrington Court, a National Trust owned manor house. The village has an active community with a parish church, pre and primary schools, the "Barrington Boar" pub and a village hall with a monthly produce market (also see www.bigbarn.co.uk/places/Somerset/Barrington). The nearby market town of Ilminster can meet most day to day needs along with the larger towns of Taunton and Yeovil. There are also good transport links close by plus a wide choice of schools from both the state and independent sectors.

Distances

Seavington Village Store 3 miles, A303 4 miles, Ilminster (Tesco Superstore) 4.5 miles, M5 (J25) 12 miles, Yeovil 13.5 miles, Taunton 15 miles, Yeovil Junction station 15 Miles (Waterloo 2 hours 20 minutes), Exeter Airport 33 miles. (Distances and times approximate)



3+2/3



2+2



3+2



0.6
acre



Ellands Cottage

Believed to be the oldest house in the village, Ellands Cottage was built around 1600 and is Grade II listed. It is built of local stone under a traditional thatched roof and is positioned off a lane on the edge of the village in grounds of about two thirds of an acre.

The cottage is brimming with character including exposed ceiling timbers, stout chamfered beams and stone mullion windows with window seats. It has three good-sized reception rooms, a charming, south-facing kitchen/breakfast room overlooking the garden and three bedrooms.



Annexe



Annexe



Annexe



Annexe



Annexe



Garden and Grounds

Within the garden is a self-contained and impressive converted barn containing three bedrooms.

Property Information

Tenure Freehold.

Services Mains water, electricity and drainage.
Oil-fired central heating & AGA.

Local Authority & Council Tax Band

Somerset Council (www.somerset.gov.uk).
Tax Band G.

Directions (Postcode TA19 0JR)

[what3words///president.ulterior.scribble](#)

Leave the A303 at the South Petherton roundabout taking the road signposted to Barrington Court. Travel for about a mile to a small roundabout. Take the second exit and then

turn immediately right after the roundabout onto Harp Road signed to Barrington. Follow road for just over 1.5 miles and then bearing right onto Higher Road. After a mile turn left onto Silver Street and then after about 200 yards turn right onto Water Street. The property will be found on the right after about 100 yards. Please use the driveway entrance just after the house.

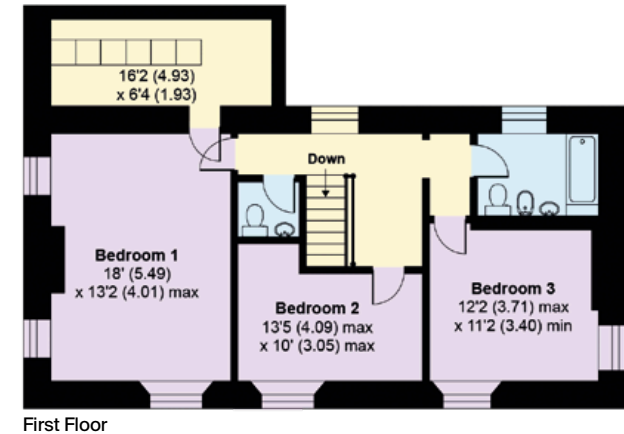
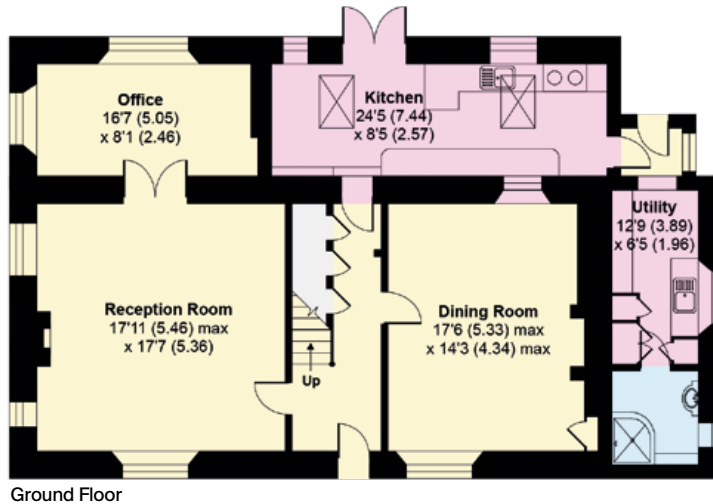
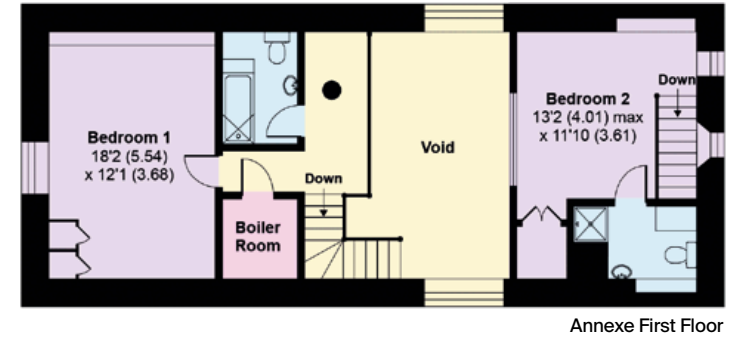
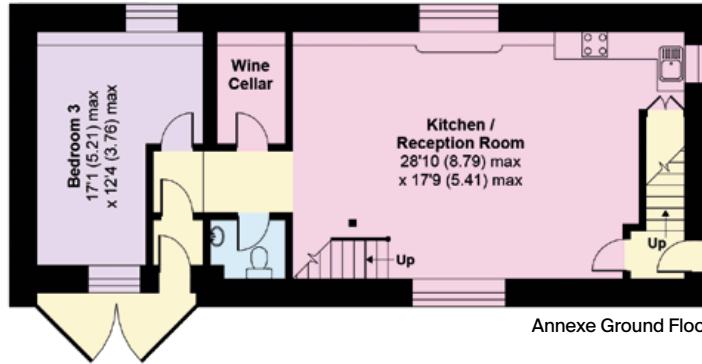
Approximate Gross Internal Floor Area

Main House: 2,183 sq ft / 202.8 sq m

Annexe: 1,506 sq ft / 140 sq m (excludes void)

Total: 3,689 sq ft / 342.7 sq m

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.



Knight Frank
15 Cheap Street
Sherborne
DT9 3PU
knightfrank.co.uk

I would be delighted to tell you more

Simon Barker
01935 810064
simon.barker@knightfrank.com



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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Particulars dated October 2023. Photographs and videos dated October 2023.

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