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3 Manor Farm Barn, West Newton – TA7 0DB
£385,000

3 Manor Farm Barn

West Newton, Bridgwater

- Charming barn conversion forming part of an exclusive development of just eight properties
- Sought-after village location with excellent access to Taunton and Bridgwater
- Wealth of character features including exposed beams, latch doors and fireplace
- Spacious living room with stone fireplace and inset log burner
- Separate dining room
- Ground floor cloakroom/WC
- Well-fitted country kitchen
- Three first-floor bedrooms and family bathroom
- Versatile loft room accessed via bedroom three
- Enclosed garden with patio, hot tub, garage and parking

TOTAL FLOOR AREA 105 sq.m.

TENURE Freehold

COUNCIL TAX Somerset Council Tax Band D. Charges payable for 2026/27 - £2,499.54

SERVICES Main services of electricity and water are connected. Oil fired central heating with radiators. Modern sewerage treatment plant installed and the cost is shared by the eight properties (£400 per annum each). Broadband speeds of up to 16mbps are available and variable to good mobile signal across the four main networks. EPC Energy Efficiency Rating: F





Situated within an attractive development of just eight converted barns, this charming and characterful home enjoys a peaceful rural setting whilst offering good access to Taunton, Bridgwater and the M5 motorway. Benefiting from a single garage, allocated parking and a generous enclosed garden, the property combines the appeal of rural living with practical modern comforts.

Retaining a wealth of period features including exposed beams, latch doors and feature fireplaces, the accommodation is full of character and warmth throughout. The front door opens into a well-appointed country kitchen fitted with an extensive range of base and wall units together with ample worktop space. Beyond lies a spacious living room featuring exposed beams and a substantial stone fireplace with an inset log burner creating an attractive focal point. A separate dining room provides an ideal space for both formal entertaining and family dining, whilst a useful cloakroom/WC completes the ground floor accommodation.

To the first floor, a landing serves three bedrooms and a family bathroom fitted with a three-piece suite incorporating a shower over the bath. Bedroom three benefits from access to a useful loft room which offers excellent versatility and could be utilised as a children's playroom, hobby room, home gym or substantial storage area.

Outside, the property enjoys a particularly attractive enclosed garden with a paved patio adjoining the house, complete with hot tub, providing an ideal area for outdoor entertaining. The remainder of the garden is laid predominantly to level lawn and complemented by a variety of mature shrubs and trees which provide colour, privacy and interest throughout the seasons. A single garage and allocated parking space are located nearby.

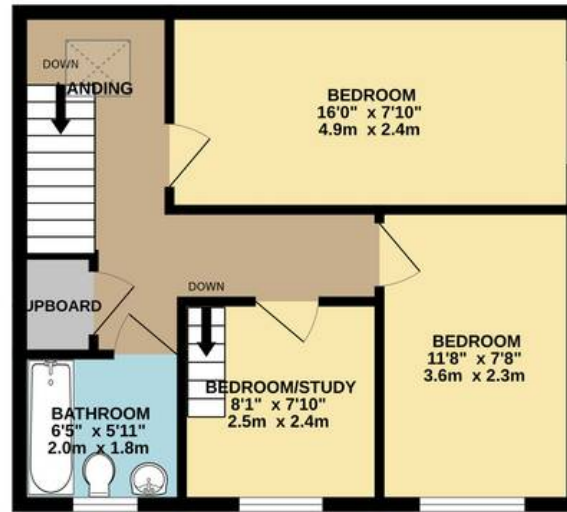
West Newton is a popular Somerset village enjoying a convenient location between Taunton and Bridgwater. Surrounded by attractive countryside, the area offers easy access to rural walks whilst remaining well placed for commuting via the nearby A38 and M5 motorway.



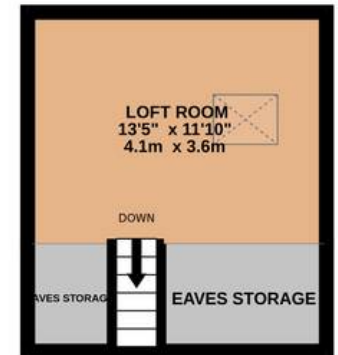
GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



2ND FLOOR
159 sq.ft. (14.8 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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