

HELE BARTON

BROMPTON RALPH, TAUNTON, SOMERSET



JACKSON-STOPS



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A detached barn conversion in a delightful, rural position with stunning views, a two-bedroom annexe, garaging and land.



DISTANCES/TIMES (approximate)
WIVELISCOMBE 3.7 MILES
WELLINGTON 11.6 MILES
TIVERTON 21 MILES
TAUNTON 12.7 MILES
EXETER 33.1 MILES
TAUNTON LONDON PADDINGTON 1.45 HOURS
(ON THE FAST SERVICE)

- SUMMARY**
- Spectacular Views
 - Long, Sweeping Driveway
 - Detached Main House
 - Light and Spacious Kitchen/ Breakfast Room
 - Sitting Room
 - Additional Living Room offering Versatility for Other Uses
 - Two Cloakrooms
 - Utility Room
 - Principal Bedroom with En Suite Shower Room and Hidden Walk-In Wardrobe
 - Guest Bedroom with Built-In Storage
 - Family Bathroom
 - Detached Two Bedroom Annexe
 - Double Garage with Electronic Roller Doors
 - Additional Car Barn with Vehicle Workshop
 - Greenhouse/Garden Store
 - Attractive Gardens and Pastureland
 - In All Approximately 3.42 Acres (1.384 hectares)



LOCATION

Hele Barton occupies a private and tranquil setting near the small unspoilt village of Brompton Ralph with its ancient church and village hall. Set within the folds of the Brendon Hills and close to Exmoor National Park, the property has easy access to good day to day amenities, including the sought after small town of Wiveliscombe with a traditional butcher, popular pub and Italian restaurant with hotel rooms, delicatessen, general store, chemist, sporting shop, rugby club, swimming pool and Kingsmead school. Wellington with its Waitrose store, a number of individual boutique style shops, cinema and well-respected independent school with both junior and senior schools. Taunton, the County Town of Somerset, is a little further away and is well known for its three independent schools, namely Taunton school and Kings and Queens colleges. The area is well known for its excellent walking and riding countryside and Wimbleball Lake is close by providing dinghy sailing, wind surfing and fishing. This part of the West Country is becoming increasingly good for communications, the M5 motorway having junctions at Wellington, Tiverton and Taunton and trains on the great western service can be alighted at Tiverton Parkway and Taunton. The fast trains from Taunton scheduled to arrive at London Paddington within an hour and forty-five minutes.

THE PROPERTY

Approached off a quiet country lane, the driveway to Hele Barton winds around its own land with spectacular views across the valley. This leads to extensive off-street parking by the house and outbuildings, which are ideally positioned to take full advantage of the wonderful setting.

The main house is constructed of stone elevations beneath a slate roof and was sympathetically converted by the current owners. A generously sized entrance porch provides ample space for boots and coats and leads into the main sitting room, which is a particularly comfortable and welcoming space with good ceiling heights and character features. The thoughtful use of glazing allows the eye to travel straight through the room to the valley beyond. A timber glazed door opens onto a balcony – an ideal spot to pause and enjoy the far-reaching views – with steps leading down to the sun terrace below. There is a large fireplace with a wood-burning stove serving as the focal point of the room, and a staircase rises to the upper floors. A few steps lead down into a substantial second reception room which is a highly versatile space filled with natural light. It currently serves as an additional reception room within the main house, ideal for entertaining or relaxed family living. Alternatively, given its generous proportions and the existing services within the adjacent cloakroom, it could be adapted to create a self-contained annexe or further guest accommodation comprising a bedroom with en-suite shower room and its own living space, with independent access via the existing external doors.

At the other end of the house, a short flight of steps leads down from the main sitting room into the kitchen/breakfast room, which has been recently updated. The result is a bright and spacious room fitted with wall and



floor-mounted cabinetry, extensive work surfaces and integrated appliances including double ovens, a gas hob and dishwasher. Stylish light fittings and a tiled floor complement the space, while there is ample room for a large fridge freezer and dining table. Two large windows – including one above the sink – frame spectacular views across the surrounding countryside. The kitchen leads conveniently into a spacious utility room with additional cabinetry, work surfaces and a sink, together with space for laundry appliances. There is a large storage cupboard, a further cloakroom, and a door providing direct access to the garden.

On the first floor, the principal bedroom is a particularly generous and light-filled room with a vaulted ceiling and a glazed door opening onto a small balcony with wonderful views. Built-in storage is complemented by a cleverly concealed walk-in wardrobe providing excellent hanging and shelving space. The recently updated en-suite shower room features a large walk-in shower. A further staircase leads to the second bedroom with further built-in storage, enjoying striking views through a large Velux window. There is also a family bathroom on this floor and a landing area with eaves storage.



ANNEXE - “THE STABLES”

A particularly appealing addition to the property is the detached converted stables, which provides independent accommodation with a parking area and garden. The accommodation comprises two double bedrooms, a sitting room, kitchen and shower room. In addition, there is a large office space with its own external door, allowing it to function separately from the annexe if required. This room also enjoys attractive views over the surrounding countryside.

OUTBUILDINGS

Adjacent to the house is a detached double garage with electronic roller doors, offering generous internal space equivalent to approximately two and a half bays, together with ample room for a workbench and storage above. From here, a secondary driveway runs beside the garage and up to the lane. A further modern detached car barn offers additional garaging with electronic roller doors, together with a large vehicle workshop with its own access – ideal for those requiring workshop space or vehicle storage.

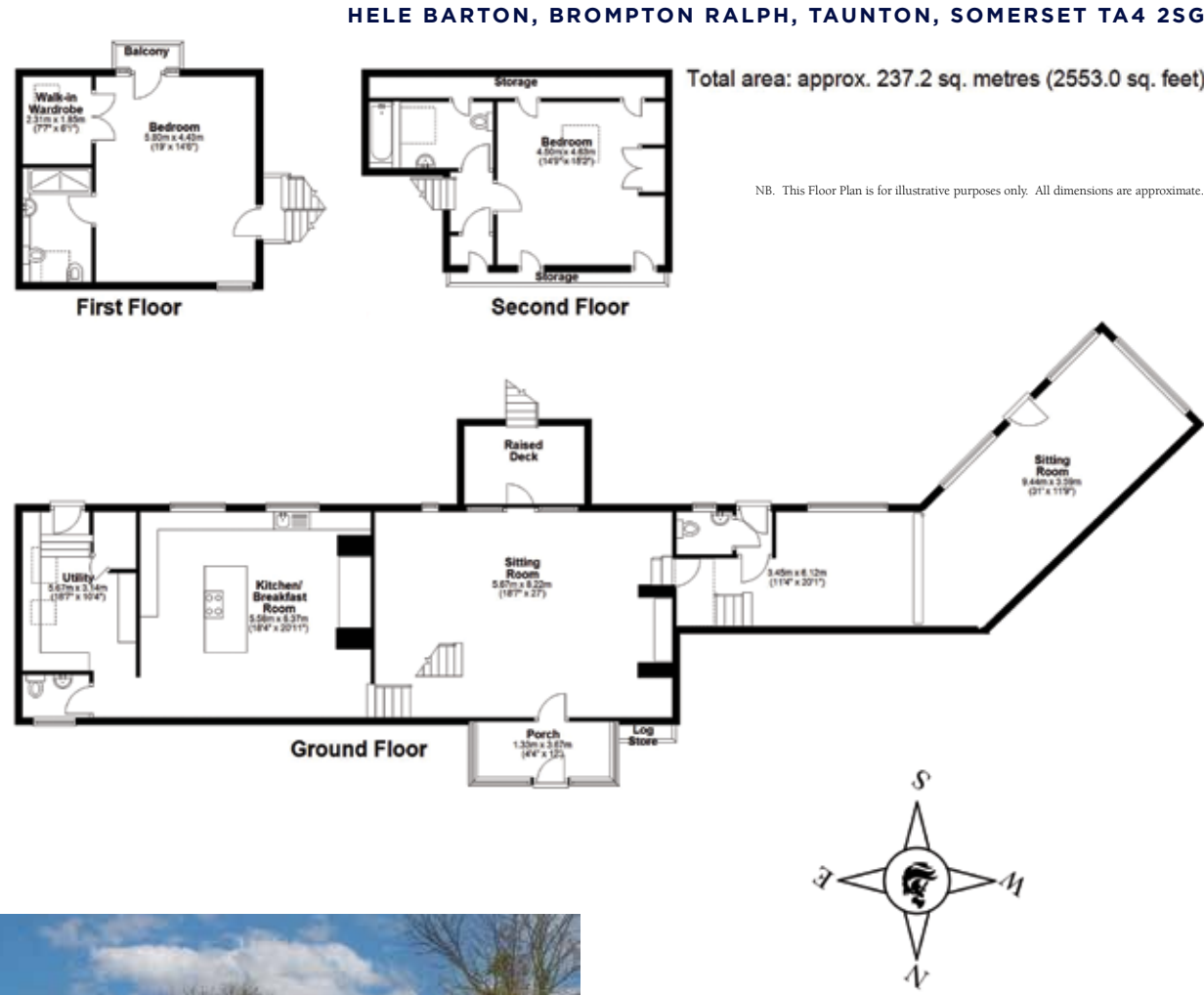
GARDENS AND GROUNDS

The gardens and grounds extend to approximately 3.42 acres in total and include well-stocked gardens surrounding the house together with a field of permanent pasture, offering both privacy and a wonderful sense of space. To the rear of the house, a large south-facing sun terrace provides a superb setting for outdoor dining and relaxation while taking in the exceptional views. A pergola draped in a mature and productive wisteria creates a particularly attractive feature, and a greenhouse/garden store is located at the end of the terrace.

LOCAL DIRECTIONS: (POST CODE: TA4 2SG)
What3words:///momentous.unloaded.helper

PROPERTY INFORMATION

Services: Private Water Supply. Mains Electricity. Private Drainage (sewage treatment plant). Oil Fired Central Heating.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY. Telephone: 0300 123 2224. www.somerset.gov.uk
Council Tax Band: E. EPC Ratings: House: D. Cottage: D.
Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.
Viewing: Only by appointment with Jackson-Stops Taunton office. Telephone: 01823 325144.
Details prepared March 2026 and Photographs taken February 2026.
For sale by private treaty with vacant possession on completion.



Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



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