

THE OAKE FARMHOUSE

6 BACK LANE, MIDDLEZOY, SOMERSET



JACKSON-STOPS



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A CHARMING AND IMAGINATIVELY CONVERTED GRADE II LISTED BARN CONVERSION
FEATURING SUPERBLY APPOINTED AND WELL BALANCED ACCOMMODATION



DISTANCES (approximate)

LANGPORT 6 MILES
BRIDGWATER 7 MILES
M5 MOTORWAY (J23 & J24)
8 MILES
TAUNTON 13 MILES
ACCESS TO A303 (PODIMORE)
13 MILES
BRISTOL 37 MILES

FEATURES

- Spacious Reception Hall
- Cloakroom
- Study
- Sitting Room
- TV Room/Snug
- 32' Kitchen/Dining Room
- Utility Room
- Principal Bedroom with Dressing Room and En Suite
- Two Further Double Bedrooms One with En Suite
- Family Bathroom
- Second Floor Bedroom and Bathroom
- Wraparound Gardens
- Oak Framed Open Double Garage
- Generous Parking



LOCATION

Approached via a lane, the property enjoys an appealing setting close to the centre of Middlezoy. The village provides a good range of local amenities including a public house, church, school, village Post Office/shop, along with a modern boutique spa facility and a country kitchen café adjoining. It is well situated for national communications and lies between Bridgwater and Langport. These two towns, together with Street and the county town of Taunton provide a comprehensive range of shopping/leisure/cultural and educational facilities. The surrounding historic area of Sedgmoor is of great natural beauty, it is rich in wildlife and plants and offers excellent opportunities for walking and other rural pursuits.

The M5 motorway can be accessed at junctions 23 and 24, the A303 is within easy reach and both Taunton and Bridgwater offer mainline railway link with fast trains to Paddington estimated to arrive within two hours.

PROPERTY

This impressive Grade II Listed barn conversion offers particularly well balanced, charming and generously appointed accommodation. With great attention to detail, this home briefly comprises a light and spacious entrance hall with oak staircase and oak doors off. There is a study with French door into the garden, a cloakroom, plant room, tv room/snug and a spacious sitting room with log burner, patio doors to the garden and a dual aspect. The hub of the home will undoubtedly be the stunning kitchen/dining room with vaulted ceiling, numerous wall and base units with Quartz work surfaces, built in appliances including a cooker, fridge/freezer, induction hob and a dishwasher. There is an island with space for seating and patio doors out to the garden.

A door then leads to a large utility with further units with Quartz worktops and French door to the outside. On the first floor there is a landing with vaulted ceiling, the master bedroom has a dressing room off and stairs leading to a well appointed en suite. There are two further bedrooms, one with an en suite, the other being served by a family bathroom. An oak staircase then leads to the second floor, where the fourth bedroom can be found with bathroom adjacent.



GARDENS AND GROUNDS

Outside, a gravel driveway provides generous parking for numerous cars and leads to an oak framed, open fronted double garage with a log store. The wraparound gardens are laid mainly to lawn with a large south facing patio having a pergola with patio area to the rear.

PROPERTY INFORMATION

POST CODE: TA7 0NT

SERVICES:

Mains Electricity, Water and Drainage. Air Source Heat Pump.

LOCAL AUTHORITY:

Somerset Council, County Hall, The Crescent, Taunton TA1 4DY.
Telephone: 0300 123 2224. www.somerset.gov.uk

TAX BAND: F.

CONTENTS, FIXTURES AND FITTINGS:

Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues, are specifically excluded from the sale.

VIEWING:

By appointment with Jackson-Stops Taunton office: 01823 325 144.

For sale by private treaty with vacant possession on completion.

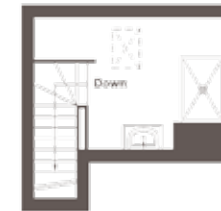




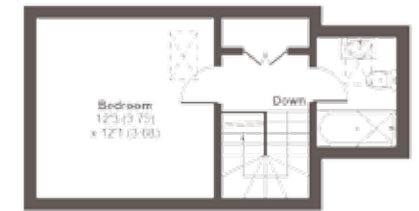
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NB. This Floor Plan is for illustrative purposes only.
All dimensions are approximate.

Approximate Area = 2610 sq ft / 242.4 sq m (excludes carport)



SECOND FLOOR 2



SECOND FLOOR 1

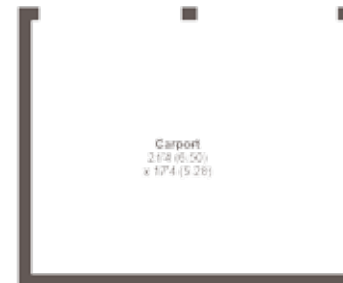
LOCAL DIRECTIONS: (POSTCODE TA7 0NT)

Proceed out of Taunton on the A38 and once on the dual carriageway take a turning to the right signposted for Glastonbury onto the A361. Proceed along this road through the villages of East Lyng, Burrowbridge and Othry and on leaving Othry turn left past the speed camera signposted for Bridgwater and Middlezoy (A372). Continue along this road, taking the first available turning to Middlezoy, taking the first turning left in to Back Lane where the property will be found towards the end of this lane on the right.

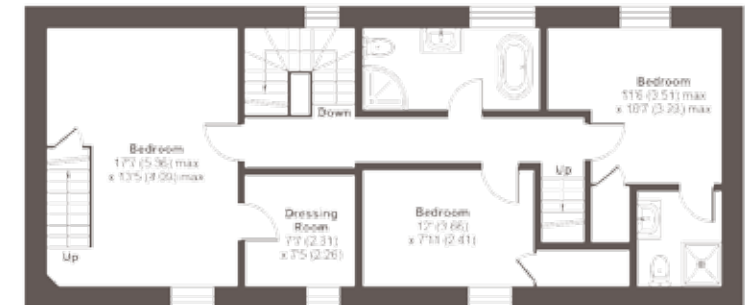
Photographs taken in 2023 and updated in 2026.

We have also included some computer generated images.

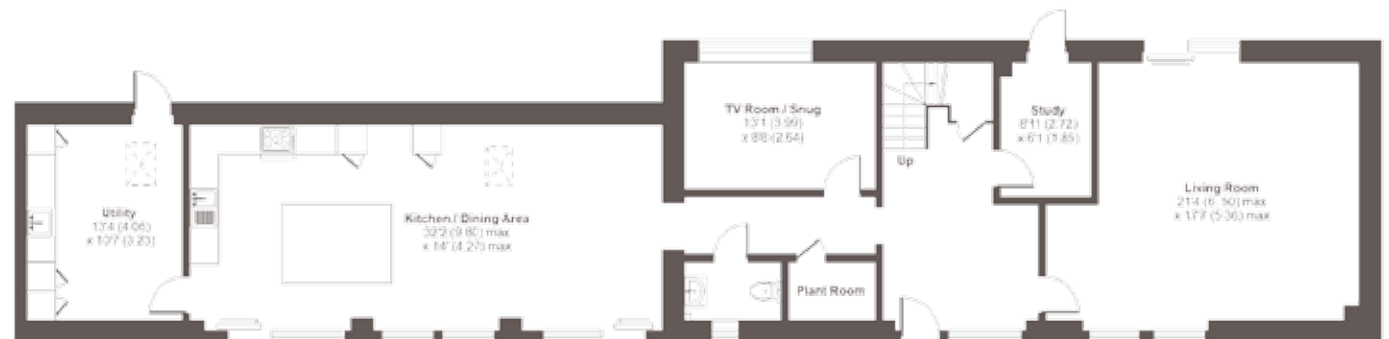
Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. 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.



CARPORT



FIRST FLOOR





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