

ALDER BARN

UPPER CHEDDON, TAUNTON, SOMERSET



JACKSON-STOPS

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A well situated detached former barn offering beautifully presented and comfortable two-bedroom accommodation in a peaceful country setting.



DISTANCES (approximate)

TAUNTON 3 MILES

M5 MOTORWAY (JUNCTION 25) 2 MILES

A303 13 MILES

BRISTOL 45 MILES

EXETER 38 MILES

LONDON PADDINGTON 1.45 HOURS ON THE
FAST SERVICE

SUMMARY

- Ground Floor Open Plan Living Room with Kitchen
- Two First Floor Characterful Bedrooms
- Bathroom
- Gravelled Parking for Two Cars
- Beautifully Stocked, Secluded and Peaceful Gardens



LOCATION

Alder Barn occupies a peaceful setting within the small hamlet of Upper Cheddon, which is found at the foothills of the Quantock Hills, designated an Area of Outstanding Natural Beauty. The highly sought after village of Kingston St. Mary is within a mile which has an ancient church, village hall and public house. Taunton, the County Town of Somerset and home of the Somerset County Cricket Ground is just three miles away with its good shopping centre. Taunton is also well known for its excellent independent schools, namely Taunton School, King's and Queen's Colleges, Kings College Preparatory School just to the south of Kingston St. Mary and Richard Huish Sixth Form College. The area is renowned for its excellent walking and riding countryside on the Quantock, Blackdown and Brendon Hills.

THE PROPERTY

Situated in a peaceful yet highly convenient rural position, Alder Barn forms part of an exclusive development of sympathetically converted barns and occupies a tranquil position on the edge of the development. The property is an attractive and characterful home, constructed in local stone under a tiled roof and was developed about fourteen years ago to provide a highly comfortable and well-appointed home. A partly glazed front door, with glazed panelling on either side affording masses of light, leads into the main open plan living space which has a ceramic tiled floor and exposed stone walls, a Clearview wood burning stove and a well-designed cupboard with beautifully crafted wrought iron doors which houses the newly installed Worcester combi-boiler, which benefits from a seven year guarantee, together with an under-counter freezer. An adjoining cupboard provides storage for the electric smart meter and fuse box. The tiled floor extends into the kitchen area, which is well fitted with a range of Howden floor mounted cupboards with wooden work surfaces and a central island also providing a breakfast bar. Fitted appliances include a Lamona dishwasher, washer/dryer and a fan assisted oven with a four-ring induction hob with extractor over. There is also an AEG larder refrigerator. The staircase leads to the first floor and leads to a spacious landing with exposed roof timbers and doors into the bedrooms. The bedroom facing east has lovely outlooks over the garden, has a built-in linen cupboard and further built-in wardrobe cupboard with double height hanging. The second bedroom has lovely views, exposed beams, built in cupboard with hanging space and a shoe rack. The bathroom is well fitted with a panelled bath, with a shower attachment, shower, wc and a pedestal wash hand basin with mirror fronted cupboard over.

GARDENS AND GROUNDS

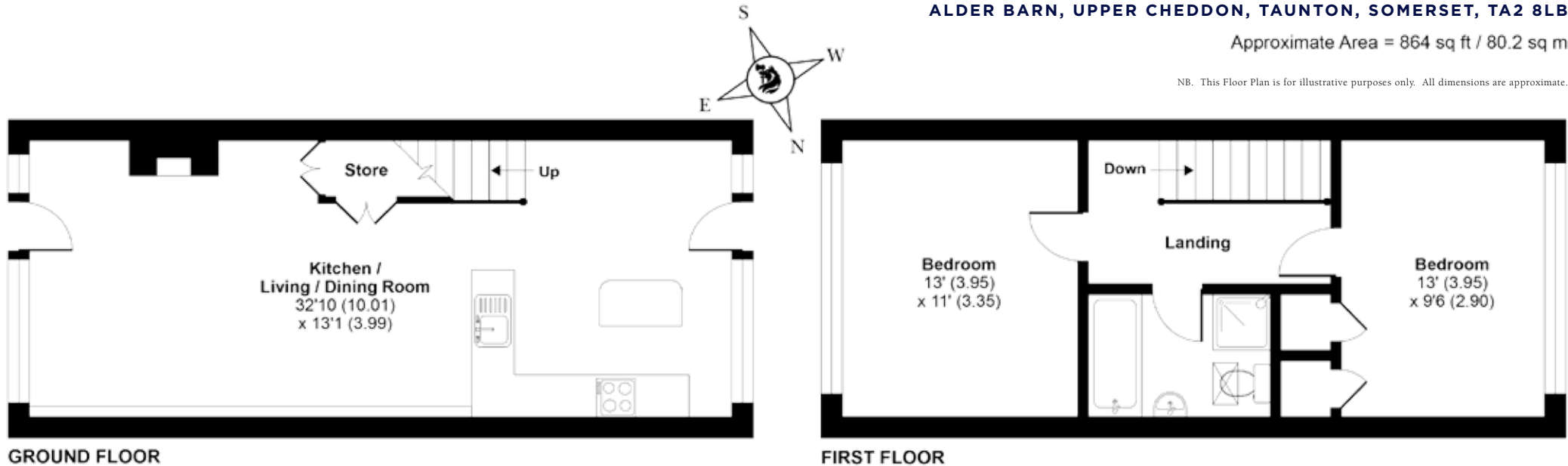
Alder Barn is approached via a gravelled parking area providing space for two vehicles lying on the west side of the property. A garden gate leads towards the front door with areas of lawn on either side. The gardens have been designed and created over the last fourteen years and provide colour,



ALDER BARN, UPPER CHEDDON, TAUNTON, SOMERSET, TA2 8LB

Approximate Area = 864 sq ft / 80.2 sq m

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



structure and interest throughout the year. They extend round to the north side of the barn and include further lawned areas, a raised Cotswold stone bed planted with a flowering cherry tree, a lean-to log store and a useful garden store shed with light and power. A domed shaped timber pergola is adorned with mature wisteria together with a rambling rose and provides an idyllic and shaded area in which to sit and enjoy the garden. Continuing around to the rear of the property, there is a deep sitting out terrace, further Cotswold stone raised beds planted with roses and a crab apple tree. A mature yellow magnolia tree is planted between two of the raised beds. There is also a very mature potted olive tree. There is an attractive Bath stone circular water feature and a path that leads down to the eastern corner where there is a mature oak tree.

PROPERTY INFORMATION**Post Code: TA2 8LB.**

Services: Mains Electricity and Water. Oil Fired Central Heating. Private Drainage (a modern private drainage system is shared with the other barns on the development).

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

Council Tax Band: E. EPC Rating: 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: By appointment with the sole agents Jackson-Stops, Taunton office. Telephone: 01823 325144.

NB: There is an annual service charge of £650.00. Alder Barn is within the curtilage of a Listed Building.

Photographs taken and Details prepared August 2026.

For sale by private treaty with vacant possession on completion.

along this road and at the first junction bear right. Continue down along this lane passing several properties on the right and the drive into the development is found on the right.

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.

LOCAL DIRECTIONS (POSTCODE TA2 8LB)**What3Words///during.forms.habit**

On approaching the village of Kingston St Mary from the Taunton direction turn right signposted to Upper Cheddon and Cheddon Fitzpaine. Proceed

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