



*Charming stone built barn conversion in the heart of West Somerset with delightful gardens and grounds extending to approximately 1.6 acres.*

**Amani, Shurton, Stogursey, Bridgwater, Somerset, TA5 1QE**

Guide Price £650,000 Freehold

**savills**

• **Tradition, stone built barn conversion** • **Character and charm throughout** • **Delightful mature gardens** • **Excellent paddock** • **No chain**

#### Local Information

Amani is situated in the hamlet of Shurton where there is an award winning pub (just 4 minutes' walk from the property) and the popular conservation village of Stogursey is easily accessible and offers a parish church, a primary school and a moated castle. Shurton is situated in the Quantock Foothills, designated an Area of Outstanding Natural Beauty and the North Somerset coastline is close by. The town of Bridgwater offers a good range of shops and facilities, with access to Junctions 23 and 24 of the M5 Motorway. Taunton, the County Town, provides a comprehensive range of recreational, scholastic and shopping facilities as well as a main line railway station and M5 Motorway interchange.

#### About this property

Amani occupies a lovely position in the original grounds of the nearby manor house. Once one of the house's barns, it is now a lovely, light family home with delightful gardens and a useful paddock. The property is accessed via a gate onto a driveway providing parking for 3-4 cars and a garage. The front door opens into a delightful stone courtyard giving access to the kitchen, utility room and front door to the property. Throughout the property there is exposed stonework, brick and beams giving plenty of character to every room. The kitchen offers a range of fitted wall and base units and overlooks a charming little front garden with much potential. Through the internal courtyard, there is a good-sized utility room with a range of base units, space for washing machine, tumble dryer and good storage space beyond. The dining room offers space for a large dining table with exposed stone and beams and double French doors opening onto a patio and the garden beyond. A large hallway lies beyond

with the front door and space for a desk or work area. The fabulous, light sitting room is an excellent entertaining space with a wood burner, exposed painted stonework, beams and French doors onto the patio and gardens. There is a further reception room to the ground floor with French doors which could be used as a good-sized study, snug or bedroom 4. Upstairs, there are three en suite bedrooms. The principle bedroom provides ample storage space with fitted wardrobes, views over the garden and the orchard. The en suite benefits from a bath and separate shower as well as underfloor heating. The bedrooms and landing are also filled with character with exposed beams and brickwork/stonework.

Outside, the gardens with Amani offer tremendous scope for further development subject to any necessary planning consents. There is a fantastic barbeque area outside the sitting room and patio that wraps around the property with charming brick building under a tiled roof currently being used as a wood store and workshop. The remainder of the garden is divided into areas of lawns, well-stocks beds and borders and a newly cast concrete base suitable for a home office or garden room. There are established vegetable plots and a newly planted orchard over part of the paddock. The timber stables are currently used for storage, but could offer further potential subject to any necessary consents.

**Viewing** All viewings will be accompanied and are strictly by prior arrangement through Savills Exeter Office.  
Telephone: 01392 455 755.  
**Services:** Mains water, electricity and drainage. Calor gas for the cooker





Directions

From Junction 24 of the M5, take the A38 signposted Bridgwater/Minehead. After 0.2 miles take the A39 Cannington bypass proceeding through the village of Cannington turning right at the war memorial where signposted Combwich. Continue along this road for some distance passing the turning for Combwich until you reach the left hand turn signposted Shurton. Continue to Shurton for 0.8 miles until Amani is found on the left hand side.


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Amani, Shurton, Stogursey, Bridgwater,  
Somerset, TA5 1QE  
Gross Internal Area 2309 sq ft, 214.5 m²



Total area: approx. 214.6 sq. metres (2309.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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