



7 The Bartons



# 7 The Bartons

Yeabridge, South Petherton, Somerset, TA13 5LW

Yeovil 10 miles. Crewkerne Train Station 7.5 miles. Taunton/M5 18 miles. Jurassic coast 21 miles.

A beautiful and spacious Grade II Listed mellow local stone terraced barn conversion in a rural yet accessible location with established cottage gardens, ample parking & garage. EPC exempt.

- Barn Conversion with Character Features
- 'Wow' Principle Bedroom & En-Suite
- Delightful Cottage Gardens
- Freehold
- Kitchen leading to the West facing terrace
- 3 Double Bedrooms & Family Bathroom
- Garage, parking & beautiful communal grounds
- Council Tax Band F

Guide Price £575,000

## SITUATION

The Bartons is an established and handsome collection of local stone barn conversions set within well-tended communal gardens and gravelled courtyards, incorporating private and visitors parking, garaging and an old well. Set on the edge of the Hamlet of Yeabridge the location is rural yet within walking distance to a very good pub, "The Royal Oak, in the neighbouring village of Over Stratton. South Petherton is a mile away with all of your day to day facilities, independent local shops, 'The Brewers Arms' and 'Holm' an acclaimed local restaurant, infant & junior schools, Doctors and veterinary practices. Access to the A303 is very close by with little road noise at the property. Both Yeovil and Taunton are within an easy drive with mainline railway stations at Crewkerne, Yeovil, Castle Cary and Taunton.

## DIRECTIONS

From Hayes End roundabout on the A303 at South Petherton take the exit signed posted Yeabridge. Proceed down this lane turning left at the crossroads, continue past the Honey Pot farm and the metal gates on the left (Yeabridge House), slow down and you will see a stone marker on the left marked The Bartons, (Private Road sign above), turn into the tarmaced drive and continue until you see the sign for visitors parking ahead and to the right. From here walk across into the North Courtyard where no 7 will be seen ahead in front of you.

What 3 words: //estate, reckons, lies

## VIEWINGS

Strictly by appointment with the Vendors selling agent, Stags Yeovil office, telephone 01935 475000.



## DESCRIPTION

Originally an old farmstead, this beautiful collection of 12 individually designed properties were converted in 1988. Constructed of mellow local stone under a clay tiled roof, 7 The Bartons is a sympathetically modernised barn conversion sitting at the head of the Northern courtyard and is believed to have been the old apple store. The property has a wonderful combination of high ceilings, well-proportioned rooms, original features, character and charm but with modern day conveniences including mains gas central heating; a rare find in such a rural location. To the front elevation there are 3 arched glazed openings that are a real feature and allow the light to flood in.

Steps from the courtyard lead over the front paved terrace to the feature arched glazed front door opening into a lovely vaulted entrance hall with stairs rising to the first floor where you can glance up to the exposed oak A frames. The Sitting Room is a lovely large room with a dual aspect including French doors to the rear and a glazed arched window and door to the front. The Dining Room also has an arched glazed door to the front with views over the courtyard and leads to the study, a useful space if you are working from home. There is a cloakroom with wood panelling, vanity unit and WC. To the rear is the Kitchen with classic shaker style units, ceramic sink and drainer with granite work surfaces and island unit, wall and floor units, integral dishwasher and microwave, space for range cooker and American fridge freezer. French doors lead out onto the rear west facing private terrace. Next to the Kitchen is a very good size Utility Room with stainless steel sink and drainer, plumbing and space for a washing machine & tumble dryer. There are a superb range of full length wall and floor units with work surfaces and a further door to the terrace and rear garden.

The first floor has a generous landing where you can really enjoy the vaulted ceiling above and leads to the huge vaulted 'Wow' principle bedroom which is dual aspect and also has a feature exposed oak A frame above. There is plenty of room for furniture and a very large bed, wall lights and door to the vaulted ensuite shower room with velux window, large walk-in tiled shower, WC and vanity wash hand basin with storage below. Along the landing there is an airing cupboard with recently replaced hot water tank, access to the loft which is insulated and boarded and has a pulldown ladder. Bedroom 3 is a good size double room and walk-in wardrobe which has potential to be a further en-suite and there are 2 further double bedrooms. The family bathroom includes a bath with shower mixer over, wash hand basin and WC with velux window and towel rail.

## OUTSIDE

To the rear of the property there is a large West facing terrace of printed concrete and a fully enclosed and partly walled cottage style garden with lawned area, summer house and potting shed. There is wide range of mature trees and shrubs including a white wisteria, magnolia grandiflora and large acer tree. There is a rose arbour with beautiful white rose and climbing clematis. A timber gate at the end of the garden gives access to a track that leads around to the front for deliveries of larger items. A good size Garage is located across the courtyard in a block on two built of local stone with a slate roof, power, light, water with double wooden doors.

The communal areas are well established, laid out and maintained as part of a regular programme and are an asset to The Bartons. There is parking in front of the property with further space in the garage which can easily accommodate a large family car. There is also ample visitor parking within a short walk.

## SERVICES

Mains water, gas and electricity are connected. Gas fired central heating. Private drainage via a communal sewerage treatment plant.

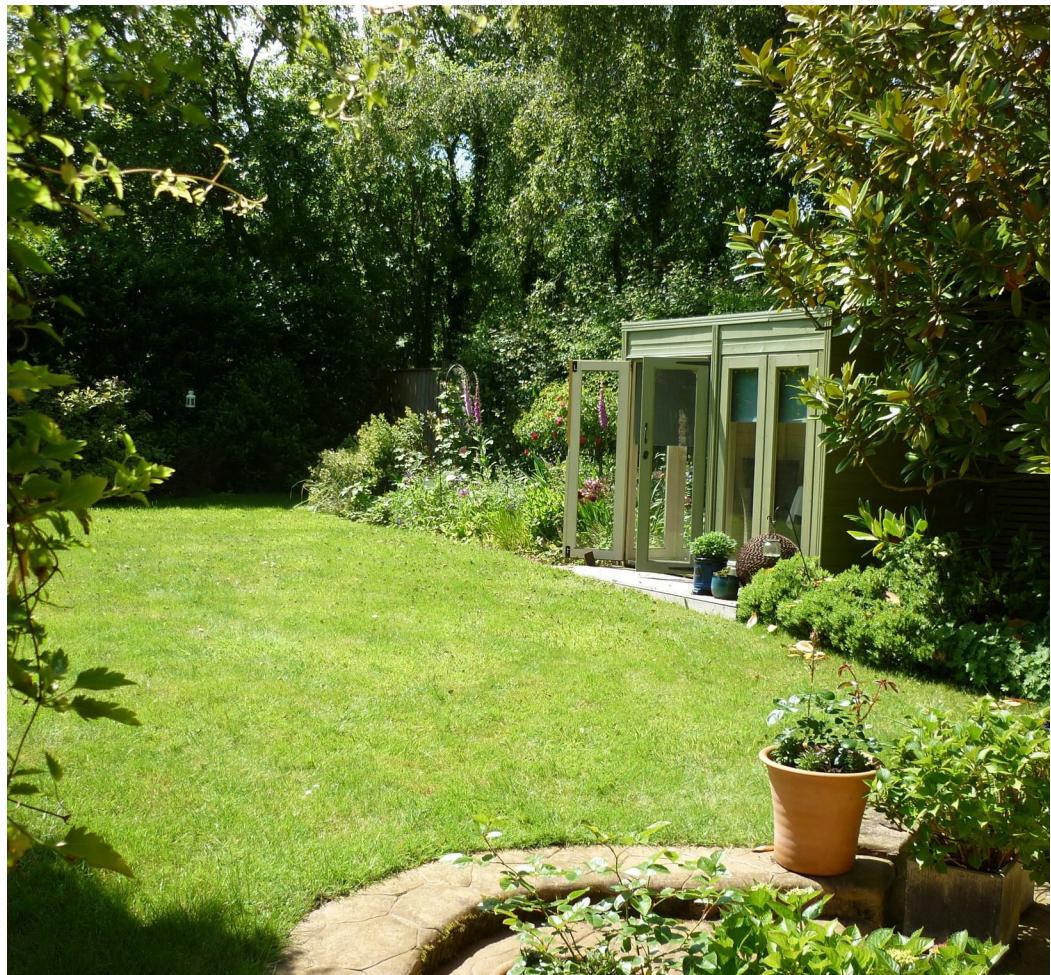
Maintenance Charge - £600 per annum payable to The Bartons (Yeabridge) Management Ltd and covers sewerage treatment plant and all related costs, maintenance and insurance of grounds and communal areas.

Broadband Availability: Hyper fast 830Mbps internet from Gigaclear is available at the property but not connected.

Mobile Availability: EE, O2, Three and Vodafone  
Flood Risk Status - Very low risk of flooding.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

4/6 Park Road, Yeovil, Somerset,  
BA20 1DZ

yeovil@stags.co.uk

01935 475000



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London