Rolfe East







Barwick House, Barwick, BA22 9TB

Guide Price £350,000

- SIMPLY STUNNING HUGE SECOND FLOOR APARTMENT (2065 SQUARE FEET).
- IMPRESSIVE DRIVEWAY APPROACH, LAKE AND 18th CENTURY GROTTO.
- 3-4 BEDROOMS AND 2 RECEPTION ROOMS - ALL WITH IMPRESSIVE CEILING HEIGHTS.
- NO FURTHER CHAIN.
- FORMING PART OF AN IMPOSING HANDSOME GEORGIAN COUNTRY MANOR HOUSE.
- ALLOCATED PARKING FOR TWO CARS PLUS VISITORS PARKING.
- STUNNING COUNTRYSIDE VIEWS AT THE FRONT AND REAR.
- STANDING IN APPROXIMATELY 20 ACRES OF GROOMED SHARED PARKLAND.
- FABULOUS PERIOD ARCHITECTURAL FEATURES AND CHARACTER.
- SHORT DISTANCE TO TOWN AMENITIES AND MAINLINE RAILWAY STATION TO LONDON.

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Flat 5 Barwick House, Barwick BA22 9TB

‘Flat 5 Barwick House’ is a large (2065 sq ft) second floor apartment forming part of a handsome, Grade II listed, Georgian, country manor house dating back to 1770 approximately. Barwick House stands in approximately 20 acres of groomed, shared grounds and enjoys a feature lake and an impressive driveway approach. It is built of the local, natural Hamstone and has Dutch-style gables, ornamental parapets and Doric corner columns – an architects dream! This huge apartment comes with two allocated spaces plus visitor parking. The accommodation is vast and flexible and boasts a wealth of character features including impressive ceiling heights, exposed beams and feature windows. There are superb views over park land and fields at the front and rear with the front boasting a sunny south easterly aspect. The house is beautifully presented, restored and maintained. It is heated by electric heaters and a cast iron log burning stove. It also benefits from bespoke, period style double glazing and sash windows. The deceptively spacious, flexible accommodation boasts excellent levels of natural light from dual and triple aspects and briefly comprises communal entrance hall and staircase, private first floor front door with stairwell rising to the main second floor landing, sitting room, dining room / double bedroom four, open plan kitchen / breakfast room, master double bedroom with en-suite shower room and walk-in wardrobe, two further double bedrooms – one doubling as an office – and a family bathroom. It is a short drive to the town of Yeovil and the stunning, historic town centre of Sherborne with its coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building, two Sherborne Castles and mainline railway station making London Waterloo in just over two hours. The mainline railway station at nearby Yeovil Junction is also a very short distance away. NO FURTHER CHAIN.

3 2 2 E

Council Tax Band: E





Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – an exclusive, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

Communal front door and hallway, communal stairs rise to the first floor. Private front door leads to

ENTRANCE HALL: 12'11 maximum x 7'1 maximum. Double glazed bespoke period style sash window to the front overlooking parkland, electric heater, under stairs storage cupboard space housing fuse boxes. Staircase and timber balustrades rise to the

SECOND FLOOR LANDING: 15'2 maximum x 6'11 maximum. Double glazed bespoke period style sash window to the front enjoying extensive parkland views, fitted cupboard space. Glazed door leads to the

MAIN RECEPTION HALL: 35'10 maximum x 8'11 maximum. A fantastic greeting area providing a heart to the home, exposed beams, period style ceiling cornice, period style bespoke double glazed sash window to the side, moulded skirting boards and architraves, two electric heaters, excellent ceiling heights. Doors lead off the entrance reception hall to the main rooms.

SITTING ROOM: 17'4 maximum x 14' maximum. A beautifully presented main reception room boasting two period style double glazed bespoke sash windows to the rear elevation overlooking fields and parkland boasting a sunny westerly aspect, excellent ceiling heights, period style ceiling cornice, period style feature marble fire surround and hearth with cast iron log burning stove, two electric night storage heaters, moulded skirting boards and architraves, moulded picture rail, TV point, panel door leads to shelved storage cupboard space.

DINING ROOM / OCCASIONAL BEDROOM FOUR: 14'6 maximum x 10'11 maximum. Period style bespoke double glazed sash window to the front enjoying an easterly aspect and fantastic views across the lake and surrounding parkland, electric heater, excellent ceiling heights, room able to accommodate large dining room table, decorative wall mouldings, moulded skirting boards and architraves.

KITCHEN BREAKFAST ROOM: 12'10 maximum x 11'1 maximum. An extensive range of fitted kitchen units comprising laminated worksurface, decorative tiled surrounds, inset one and a half sink bowl and drainer unit with mixer tap over, electric hob with electric oven under, a range of drawers and cupboards under, integrated dishwasher, space and plumbing for washing machine, integrated fridge and freezer, under unit lighting, a range of matching wall mounted cupboards, concealed cooker hood extractor fan, bespoke double glazed period style sash window to the rear overlooks fields and enjoying a sunny westerly aspect, period style ceiling cornice, excellent ceiling heights, breakfast bar, electric night storage heater, TV point, extractor fan.

MASTER BEDROOM: 17'2 maximum x 11'6 maximum. A generous double bedroom with excellent ceiling heights, two bespoke period style double glazed sash windows to the rear enjoying countryside views, electric night storage heater, moulded skirting boards and architraves, TV point. Sliding folding doors lead to fitted wardrobe cupboard space. Panel door leads to

EN-SUITE SHOWER ROOM: 13'8 maximum x 10'5 maximum. A modern white suite comprising low level WC, pedestal wash basin, double sized glazed shower cubicle with wall mounted electric shower over, tiling to splash prone areas. This room boasts a light triple aspect with bespoke period style double glazed sash windows to the front, side and rear, excellent ceiling heights, period style ceiling cornice, extractor fan, wall mounted electric heater, illuminated wall mirror and cabinet with shaver point, chrome heated towel rail.

BEDROOM TWO: 15'4 maximum x 16'11 maximum. A simply huge double bedroom boasting excellent ceiling heights, two bespoke period style double glazed sash windows to the front enjoying views across parkland and the lake, moulded skirting boards and architraves, period style ceiling cornice, folding doors lead to fitted wardrobe cupboard space with cupboards space above, electric night storage heater, TV point. Door leads to shelved linen cupboard space.

BEDROOM THREE: 15'7 maximum x 9'8 maximum. Currently configured as a home office. A generous third double bedroom, bespoke double glazed period style sash windows to the front enjoying lovely parkland views, electric night storage heater, moulded skirting boards and architraves, fitted desk unit with storage drawers under, wall mounted shelving, telephone point, moulded skirting boards and architraves.

FAMILY BATHROOM: 12’6 maximum x 9’7 maximum. A period style Heritage suite comprising low level WC, pedestal wash basin, panel bath, separate glazed shower cubicle with wall mounted electric shower over, tiling to splash prone areas, bespoke period style double glazed sash window to the side, extractor fan, tiling to splash prone areas, period style ceiling cornice, shaver point.

OUTSIDE:

Renowned for its 18th century Grotto and four follies - The Rose Tower, The Fish Tower, The Obelisk, and Jack the Treacle Eater – Barwick House is a magnificent Grade II listed country house with a long history. Built circa 1770 it was a family home up until the mid 20th Century, after which it was used variously as a prisoner of war camp and a US army base during World War II. In the post war years it became a private school before later falling into disrepair. The house was restored and reoccupied in 1994 and has five private dwellings. Full restoration of the estate, including the construction of nine cottages, were completed a few years later.

Barwick House is approached via a beautiful tree-lined drive, accessed via attractive electronic wrought iron gates, that meanders through the grounds to the main house and parking area, with beautiful countryside views along the way. The owners of Flat 5 Barwick House have full access to the 22 acres of grounds in which the house stands. The beautiful gardens include a lake and 18th-century grotto. A management fee of £530 pcm is payable for use and maintenance of the grounds and estate.

The flat benefits from two allocated parking spaces plus use of additional visitor parking.











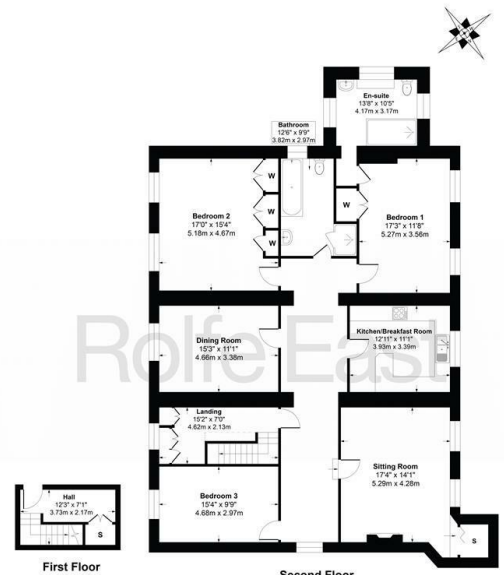






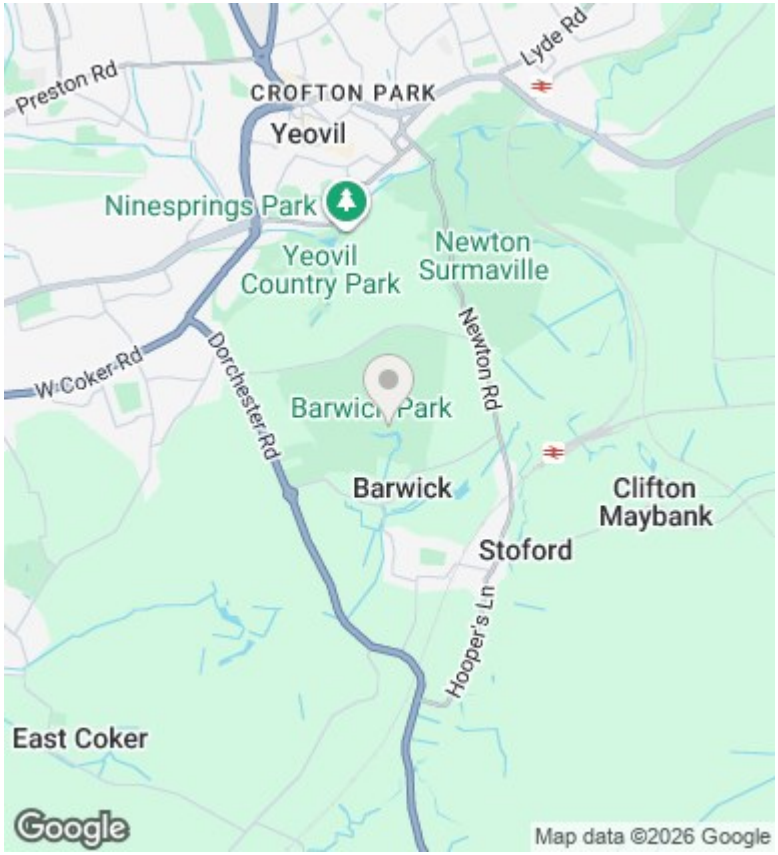


Barwick Park, Barwick, Somerset, BA22



Approximate Gross Internal Floor Area 2,065 sq. ft / 191.83 sq. m

© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



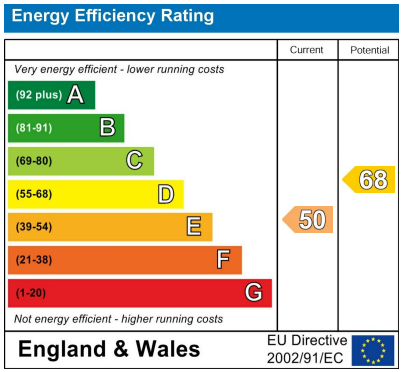
Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

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E



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