

THE OLD BARN

QUEEN CAMEL • SOMERSET



THE OLD BARN

QUEEN CAMEL • NR YEOVIL SOMERSET

A303 1 mile • Sherborne 7 miles (Waterloo 2¼ hours)
Castle Cary 7 miles (Paddington 1½ hours) • Yeovil 7 miles
(Distances and times approximate)

*An attractive detached house with adjoining
garden and paddock located on the edge of a
popular village*

Entrance hall • Sitting room • Dining room • Study/snug
Kitchen/breakfast room • Conservatory • Utility room • Cloakroom

Master bedroom with en-suite bathroom • 3 Further bedrooms
Bathroom 2 • Office/studio/bedroom 5

Integral double garage • Small barn • Garden store • Greenhouse
Garden and paddock

In all about 4.26 acres (1.72 hectares)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.





Situation

The Old Barn lies on the southern edge of the village. Queen Camel is a thriving community with a village hall, pre-school, primary school, health centre and a number of local amenities including a shop/post office and public house.



In addition to the village primary school there is a choice from a further six primary schools within a 5 mile radius. There are three secondary schools in the area within a 6 mile radius, including The Gryphon School in Sherborne (7 miles). Nearby private schools include Hazlegrove, Sherborne Prep School, Sherborne Schools, Millfield and Perrott Hill amongst others.



The regional centre of Yeovil, Sherborne and the county town of Taunton are all easily accessible offering a wide range of shopping, recreational and business facilities.



Sherborne, Dorchester, Yeovil, Bath, Exeter and Poole all provide excellent entertainment venues.



There are a number of bistro pubs and restaurants within the local area.



The A303 (1 mile) provides a direct east/west route linking with the M3 to London and to the M5 at Taunton (29 miles) via the A358.



There is a mainline rail service from Sherborne to London Waterloo taking about 2¼ hours and from Castle Cary (7 miles) to London Paddington in about 90 minutes on the fast train.



Bristol & Exeter Airports are both within about an hour's drive offering connections within the UK, Europe and to many international destinations.

The Old Barn

The property is an attractive detached family house constructed of Blue Lias stone elevations under a clay tiled roof with some dormer windows and brick chimneys. The majority of the windows are UPVc double glazed and on the rear elevation there are some Velux windows within the studio/office. It is believed to date from circa 1850 (date stone on the wall) and was extensively renovated in the early 1980's with a further upgrade in 2015 including a new kitchen and bathrooms.

The accommodation which is well presented comprises entrance

hall with staircase rising. Sitting room with open fireplace with brick surround and extensive exposed timbers. Kitchen/breakfast room with range of wall and base units incorporating a larder cupboard, part timber and part polished granite worktops, tiled alcove inset with 2 oven oil-fired AGA with electric 2 oven AGA module with hob, 1½ bowl sink, integrated Bosch dishwasher, tiled floor and exposed beams. Dining room with cast iron grate, glazed door to rear garden. Study/snug. Utility room with range of fitted wall and base units with stainless steel sink and granite worktop, Lamona microwave, plumbed for washing machine. Cloakroom. Conservatory with access to front and rear gardens and to the integral double garage.

Rear staircase leading up to a first floor landing with the Firebird Enviromax oil-fired boiler. Studio/office/bedroom 5, large space suitable for a variety of functions. Principal landing with airing cupboard and separate linen cupboard, master bedroom with range of fitted wardrobes and en-suite bathroom with panelled bath with separate shower, washbasin with cupboard below, WC, heated towel rail, fully tiled walls. 3 further double bedrooms all with fitted wardrobes. Family bathroom with panelled bath with separate shower and glazed screen, pedestal washbasin, WC and heated towel rail.

Garden and land

The property is approached off the village road on to a gravelled driveway leading to an extensive gravelled parking and turning area at the front of the house. The front garden is laid to level lawn with mixed trees and enclosed by hedge and timber fencing. There is a semi-circular rose border adjacent to the front elevation. Access through a wicket gate to the southern garden on one end with a level expanse of lawn interspersed with trees and shrubs and continuing around to the rear of the house. There is a paved stone path and a terrace along the rear elevation ideal for alfresco dining. A low stone wall divides the garden to the north where there is a kitchen garden with raised borders and a soft fruit cage. Within the garden there is an aluminium framed greenhouse, stone and clay tiled small barn and a garden store.

The paddock lies on the western side adjoining the garden and is a level area laid to pasture enclosed by mature hedge and fencing making it ideal for equine use or for other stock. There are a pair of gates from the garden providing easy access.

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Services

Mains water and electricity. Private drainage (Septic tank). Oil-fired central heating and AGA (with electric AGA module).

Council Tax

Band: F

Tenure

Freehold

Local Authority

South Somerset District Council.
Tel: 01935 462462.

Directions (Postcode BA22 7NF)

Travelling south on the A303, at the Sparkford roundabout take the second turning off the roundabout signed to Queen Camel on to the A359. Continue for about ¾ mile into the village passing the church on the left and continuing through the main High Street. As you leave the village take the left turn signed to Sutton Montis (by a large triangle with a mature tree) and the driveway to The Old Barn will be found on the right.

Viewing

All viewings are by appointment with the sole agents Knight Frank LLP.

Approximate Gross Internal Floor Area
3100 sq ft / 288 sq m
(Excludes restricted head height & outbuildings / includes garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



01935 812236
15 Cheap Street, Sherborne,
Dorset DT9 3PU
sherborne@knightfrank.com
KnightFrank.co.uk

Important Notice: Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names. Photographs: 2005, 2015 & 2016. Particulars: January 2017. Kingfisher Print and Design. 01803 867087.

