

# THE BARN

PARK FARM • MARSTON MAGNA • SOMERSET



# THE BARN

PARK FARM • MARSTON  
MAGNA • SOMERSET

*An immaculately presented period barn conversion with delightful garden and grounds totalling about 25 acres*

Open porch • Entrance hall • Sitting room • Dining room • Study  
Kitchen/breakfast room • Cloakroom • Boot room • Utility room

Galleried landing • Master bedroom with en-suite bathroom  
4 Further bedrooms • Family bathroom

Parking • Fruit and vegetable garden • 2 Ponds  
Garden shed • Greenhouse • Hot tub

Stable block with 3 loose boxes and tack room • Barn

Garden and extensive land

**In all about 24.94 acres (10.09 hectares)**

Marston Magna 1 mile • A303 3½ miles  
Sherborne & Yeovil 4½ miles (Waterloo 2½ hours)  
Castle Cary 9½ miles (Paddington 1½ hours)  
(Distances and times approximate)

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.





## The Barn

Owned by the same family since 1985 when the property was first converted, The Barn is a charming period barn conversion built of local stone under a clay tiled roof. Unlike many agricultural building conversions, The Barn has very well balanced accommodation throughout, with well-proportioned and light rooms on both floors. The property underwent a comprehensive programme of updating and improvement four years ago, which included the creation of the lovely kitchen/breakfast room and is now immaculately presented. On the ground floor the front door opens to the reception hall, which has a warm, light-coloured parquet floor, which extends on through to the dining room, which has a vaulted ceiling and is overlooked by the wide galleried landing above. Beyond is the sitting room, which has a fireplace fitted with a wood-burning stove and windows on two sides including French windows opening onto the beautiful courtyard garden, designed by the renowned designer Bunny Guinness. On the other side of hall is the kitchen/breakfast room, which is fitted with a range of painted wall and floor-mounted units including a central island under a polished granite/wood work surfaces, electric Rangemaster Kitchener range cooker (black), and a double Belfast sink and has a pair of French windows onto the courtyard garden. Also off the hall are the study, cloakroom, boot room and adjacent utility room. On the first floor at one end of the galleried landing is the master bedroom, which has an ensuite bath and shower room with views over the garden towards the surrounding countryside. At the other end of the landing there is a further corridor with doors off to four further bedrooms and the family bath and shower room.

## Garden, Outbuildings & Grounds

The Barn is approached up a shared drive to a gravelled parking area. Between the parking area and the house is a beautiful courtyard garden with box-hedge bordered beds planted with roses, shrubs and perennials and a broad space for outside entertaining. The main garden lies to the rear and one side of the property with a large lawn fringed with colourful, richly planted borders and two ponds set against a screen of hedges and mature trees. On one side behind a beech hedge is the fruit and vegetable garden, garden shed, greenhouse and hot tub. Beyond the garden is the stable block with concrete apron and a modern barn and behind is the land, which totals about 22 acres (8.9 hectares) of pasture divided into five paddocks bounded by stock proof fencing and hedging. In all about 24.94 acres (10.09 hectares).

## Situation & Amenities

The Barn is situated adjacent to its former associated farmstead, surrounded by open farmland within a Conservation Area and about a mile south of the small village of Marston Magna. Between Marston Magna and the neighbouring village of Queen Camel there are good local facilities including 2 parish churches, village hall, pre-school, primary school, health centre, shop/post office and two public houses.



In addition to the primary school in Queen Camel there is a choice from a further six primary schools within a five mile radius. There are three secondary schools in the area within a six mile radius, including The Gryphon School in Sherborne (4½ miles). Nearby private schools include Hazlegrove, the Sherborne Schools, Leweston, Millfield and Perrott Hill amongst others.



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, Exeter and Poole all provide excellent entertainment venues.



There are several gastro pubs and restaurants close by within the local area.



The A303 (3½ miles) provides a direct east/west route linking with the M3 to London and to the M5 at Taunton (29½ miles) via the A358.



There is a mainline rail service from Sherborne to London Waterloo taking about 2¼ hours and from Castle Cary (9½ miles) to London Paddington in about 90 minutes.



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

**Services:** Mains water and electricity. Private drainage. Oil-fired central heating.

**Fixtures & 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.

**Tenure:** Freehold

**Council Tax Band:** F

**Local Authority:** South Somerset District Council Tel: 01935 462462

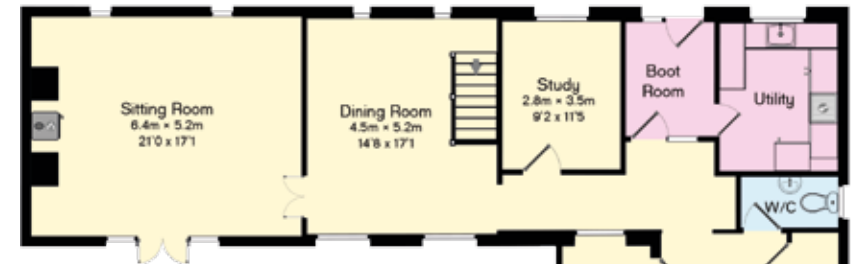
### Directions (Postcode BA22 8AX):

Turn off the A303 at the Sparkford Roundabout onto the A359, signed to Sherborne. Continue on the A359 for 2¾ miles passing through the villages of Queen Camel and Marston Magna. Just beyond the southern edge of Marston Magna turn left onto the B3148 by the Marston Inn. Continue for just over ½ mile and the entrance to the shared drive to The Barn and Park Farm will be found on the left about 100 yards after the railway bridge. Where the drive forks, take the left-hand fork and continue to the parking area.

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

## Approximate Gross Internal Floor Area

242 sq.m / 2,605 sq.ft



Ground Floor



First Floor



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: June 2017. Particulars: July 2017. Kingfisher Print and Design. 01803 867087.

