

Tynemead Barn



Witham Friary, Somerset







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Wells 16 Miles ♦ Bruton 5 miles
 Frome 6 Miles ♦ Bath 18 Miles
 Bristol 24 Miles ♦ Castle Cary Station 10 Miles

An attractive five bedroom barn conversion which has been tastefully converted by the current owner. The property is set in an idyllic, peaceful location in grounds of approximately 4 acres. There is an American style barn with six loose boxes, tack room and a full size menage. Paddocks and Gardens, Single Garage and open Garaging.

Ground Floor

Entrance Porch ♦ Dining Room

Kitchen/Breakfast

♦ Sitting Room ♦ Utility Room ♦ Cloakroom
 ♦ Master Suite with En Suite Bathroom ♦ Family Bathroom ♦ Two Further Bedrooms

First Floor

Two Bedrooms

Sitting Room/Study

Eaves Storage area

Grounds and Additional Outbuildings

Appealing approach to the property along a gravelled driveway leading to a turning circle to the front of the property ♦ Beautiful landscaped gardens including an Attractive Terrace and lawn area

♦ Timber outbuildings
 ♦ Well maintained equestrian facilities including an American Barn with six loose boxes and a Tack Room
 Paddocks ♦ Menage ♦ Far reaching rural views





The House

Tynemead Barn is situated in a rural position in the heart of this popular village of Witham Friary. Once forming part of Tynemead Farm this 17th Century barn conversion over the years has undergone a substantial renovation by the current owner. The property sits well within its grounds and enjoys the views of its own land complete with countryside views beyond.

The accommodation has been tastefully decorated throughout and is full of natural light with many of the rooms benefiting from a double or triple aspect. Careful consideration has been taken to retain many of the barns original features including the wonderful natural stone, open beams, a working fireplace and hard floors.

The impressive entrance leads to the hall where to the left you will find a modern fitted cloakroom. The spacious dining room is the next room you will meet which has French doors leading to the secluded garden at the rear of the property. The superb well-proportioned sitting room has triple aspect and a wonderful fireplace which is home to a wood burning stove. From the dining room, you will find the kitchen/breakfast room. The fitted kitchen is of a contemporary style and blends in perfectly with the rest of the house. The kitchen has a slate floor and French doors leading to the rear garden. The utility room is perfectly placed next to the kitchen.

At the far end of the property is the master bedroom which has a spacious en-suite bathroom. From the bedroom, there are French doors leading to the front garden. There are two further bedrooms and a family bathroom on this floor.

Upstairs there is a second sitting room/study and two further bedrooms and eaves storage.

The property benefits from scope to extend if further accommodation was required. (subject to any necessary planning permission)

This is a truly stylish country family home.

Outside

Tynemead Barn stands in approximately four acres of landscaped gardens and paddocks. A gravel drive leads from the heart of the village to the attractive private entrance and gravel drive that sweeps down to a turning circle directly in front of the property. To the right of the entrance is the well-maintained equestrian facilities. The American barn has six loose boxes and a feed store & tack room, there is water, lights and electricity in the barn. The menage is to the front of the barn next to the paddocks. The paddocks are fenced with wooden post and rail fencing.



The garden is well manicured, mostly laid to lawn with a secluded terrace and lawn garden to the rear of the property. This is the perfect place to bbq. There is a single garage and further open garaging.

Four new houses were built at Witham in the nineteenth century - three of these were farmhouses, the other the village inn. The first, “Tynemead,” replaced an old farmhouse which was removed to make way for the railway line. The second, “Witham Hall,” was built about two years after. The third house, built in 1865-1866, was the Inn called the Seymour Arms; its position was evidently determined by its proximity to the Railway Station. The fourth house, Quarry Hill Farm, also replaced an old farmhouse; it was built in 1869.

Situation

The attractive Somerset village of Witham Friary is surrounded by neighbouring countryside. The Seymour Arms public house is at the centre of this farming village and the local primary school is in the adjacent village of Upton Noble. The popular town of Bruton is just 6 miles to the south and has a range of local shops, a smart restaurant with rooms called ‘At the Chapel’ and more recently the addition of ‘Hauser and Wirth’; a world renowned art gallery including exhibitions, a beautiful garden designed by Piet Oudolf and a fantastic restaurant.

Another nearby destination is Babington House, the private members club. The market town of Frome is also approximately 6 miles but to the north and has extensive amenities including shops, boutiques as well as two theatres, a cinema, restaurants and cafes. The Georgian city of Bath is just over 20 miles away and the regional centre of Bristol is approximately 25 miles away. Nearby Castle Cary boasts a train station with direct links to London Paddington.

Education

There is a wide range of good educational establishments at all levels in the local area from the public and private sectors. All Hallows, Downside, Millfield, Kings and Sexeys in Bruton, Wells Cathedral School, Sherbourne and Upton Noble Primary School are just some to mention in the local vicinity.

Directions

Satellite Navigation will direct you to Tynemead Farm. On entering the driveway process under the railway bridge then follow the drive around to the left, keep going and you will see the entrance to Tynemead barn on your right-hand side





Leisure Pursuits

The area is also well known for its variety of sporting and leisure facilities and for walking and cycling, while sailing and fishing can be pursued at Chew Valley Lake. Leisure centres can be found at Frome & Wells. Wells, Mendip and Farrington Golf courses are conveniently located close by and Horse Racing enthusiasts are catered for at Bath and Wincanton Race Courses.

General Information

Tenure – Freehold

Services - Mains electricity and water, Oil fired central heating

Local Authority and Council Tax –

Mendip District Council (0300 303 8588) Council Tax Band F.

Energy Performance Certificate – Rated F

A copy of the energy performance can be found at www.killens.org.uk

Postcode – BA11 5HE

Viewings - Strictly by appointment with the Vendors' Agents, Killens 01749 671172

Fixtures and Fittings - All those items usually regarded as retained to the Vendors are specifically reserved out of the sale although may be available by separate negotiation.





www.killens.org.uk