



FOR SALE

The Bartons, Yeabridge, Near South Petherton, TA13 5LW

£575,000



ORCHARDS
ESTATES

Once an old farmstead, this charming collection of 12 individually designed properties was thoughtfully converted for residential use in 1988.

Crafted from local ham stone and topped with a traditional clay-tiled roof, 7 The Bartons is a beautifully modernised Grade II barn conversion, perfectly positioned at the head of the northern courtyard.

Believed to have once served as an apple store, the property seamlessly blends historic character with contemporary comforts.

£575,000



LOCATION The property is located within the picturesque hamlet of Yeabridge which is situated in attractive surrounding farmland about 1 mile to the south of South Petherton. South Petherton is a small residential country town with a village atmosphere set in an attractive surrounding countryside one mile from the A303 roadway. It offers a wide range of shopping facilities, two schools, library, inn, post office, churches, doctor & veterinary surgeries, chemist, tennis and bowling clubs and bus services to neighbouring towns and villages. Yeovil is ten miles, Crewkerne (Mainline Station to Waterloo) six miles, Ilminster six, the county town of Taunton (M5 Motorway & Mainline Station to Paddington) eighteen and the South coast at Lyme Regis twenty-two miles.

Approach The front elevation boasts three striking arched glazed openings—a true architectural highlight that allows natural light to cascade into the home, creating a bright and inviting atmosphere. From the courtyard, a step leads up to the front paved terrace and to the feature arched glazed front door, offering a grand entrance into the home.

Downstairs Living Entrance Hall - As you step inside, you're welcomed into a stunning vaulted entrance hall, where the sense of space is immediately apparent. The staircase rises to the first floor, inviting the eye upward to admire the exposed oak A-frames—a beautiful nod to the property's heritage and craftsmanship. Beneath the staircase, a convenient cupboard provides additional storage, helping to keep the space neat and functional. A radiator ensures warmth and comfort, making the hall a welcoming entrance in all seasons.

From here doors lead off to the

Living Room - This is a spacious and inviting space, designed to maximize light, with a desirable dual aspect. Featuring elegant French doors at the rear overlooking the garden, while there is a striking arched glazed window and door at the front. The warmth of wooden laminate floors complements the character of the room, while wall radiators ensure comfort throughout the seasons, making this a perfect setting for relaxation and entertaining alike.

Dining Room - A beautifully proportioned space, with a striking arched glazed door at the front which invites natural light while framing picturesque views over the courtyard. Generously sized, it comfortably accommodates a large dining table for six or more—perfect for hosting gatherings or enjoying everyday meals in an elegant setting. The room benefits from rich laminate wooden floors and exposed beams, complemented by a wall radiator.

Step through this room into the

Study - Beyond the dining room, the room transitions effortlessly into the cosy study, a valuable space for those who work from home.

Cloakroom - The cloakroom has a rear aspect window and is both stylish and functional, with wood panelling. The modern white suite includes a hand wash basin with a vanity unit, providing convenient storage. A WC completes the space, along with a radiator ensures comfort and practicality.

At the rear of this property is the

Kitchen - A beautifully designed space, featuring classic shaker-style units that blend timeless elegance with practicality. Along with a ceramic sink and drainer, that sit harmoniously against granite work surfaces. The kitchen is complemented by a central island unit for additional workspace and social gathering. Well-planned wall and floor units provide ample storage, while modern conveniences include an integral dishwasher and microwave. The kitchen also offers space for a large range cooker and an American style fridge freezer. French doors open onto the west-facing private terrace, flooding the space with natural light and providing a seamless transition to outdoor living.

Adjacent to the kitchen, the

Utility Room - Equipped with a stainless steel sink and drainer, along with plumbing and space for a washing machine and tumble dryer. A great selection of full-length wall and floor units with work surfaces offers exceptional storage and organization. A further door leads directly to the terrace and rear garden.

First Floor Living Ascending to the first floor you step onto a generous landing, offering a striking vantage point to truly appreciate the vaulted ceiling above.

Master Bedroom - Is truly a showstopper, an impressive vaulted ceiling that exudes both grandeur and character. With dual aspect windows, the room is bathed in natural light, enhancing its airy and open feel. Generously proportioned, the room provides ample space for a large bed, along with additional furniture, ensuring both comfort and functionality.

Ensuite - A vaulted private retreat, designed with both style and functionality in mind. A Velux window allows lots of natural light. The centerpiece is a large walk-in tiled shower. A WC completes the space, while the vanity hand wash hand basin with storage below. A heated towel rail ensures added convenience. Along the landing is the

Family Bathroom - Is thoughtfully designed, combining comfort and practicality. It features a bath with a shower mixer over. A wash hand basin and WC complete the suite, while a Velux window allows natural light to brighten the space. A heated towel rail ensures added convenience.



Along the landing, you'll find a practical airing cupboard, housing a hot water tank for efficient heating. Additionally, there's access to the loft storage space.

Bedroom 2 - This large double offers a front aspect window and wall radiator.

Bedroom 3 - This large single room offers a rear aspect window and wall radiator.

Bedroom 4 - This spacious double bedroom features a rear aspect window, and wall radiator. Alongside its generous proportions, the room boasts a walk-in wardrobe.

Garden, Garage and Parking At the rear of the property, a large west-facing terrace of printed concrete provides a generous outdoor space, ideal for relaxation and entertaining. Beyond, the fully enclosed, partly walled cottage-style garden offers a charming retreat, featuring a lawned area, summer house, and potting shed. The garden is beautifully landscaped with a rich variety of mature trees and shrubs, adding a touch of seasonal beauty. A timber gate at the end of the garden provides access to a track leading around to the front of the property. Across the courtyard, the good-size garage built from ham stone with a slate roof. This is equipped with power, light, and water, it features double wooden doors. The communal areas of The Bartons are well-established and meticulously maintained as part of a regular programme, enhancing the development's appeal. Parking is available in front of the property. Additionally, ample visitor parking is conveniently located within a short walking distance.

Material Information

- Grade II, Ham stone Barn Conversion - converted for residential use in 1988
- Freehold Property Council Tax - F
- EPC- Not Applicable
- Services - Mains Electric, Gas and Water
- Drainage – Private. The Management Company currently charge £700 pa. This includes the drainage (maintenance and servicing) and the upkeep of the communal grounds
- Attic – Partially boarded out with power and a dropdown ladder
- Flood Zone 1- Land within flood zone 1 has a low probability of flooding from rivers and the sea
- Broadband - Ofcom- Ultrafast available 1000Mbps



Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



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