



**FOR SALE**

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

**£575,000**



**ORCHARDS**  
ESTATES



Originally an old farmstead, this distinctive collection of twelve individually designed homes was thoughtfully transformed for residential living in 1988.

Constructed from locally sourced ham stone and crowned with traditional clay-tiled roofs, 7 The Bartons stands as a beautifully modernised Grade II listed barn conversion, perfectly positioned at the head of the northern courtyard.

Once believed to have served as an apple store, the property effortlessly combines timeless character with contemporary comfort.

£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 is defined by three elegant arched glazed openings - an architectural statement that floods the interior with natural light, creating a bright and welcoming ambiance. From the courtyard, a single step rises to a paved terrace, leading to the impressive arched glazed front door.

This striking entrance not only enhances the property's character but also sets the tone for the stylish living spaces within.

## Entrance Hallway

Step inside to a stunning vaulted entrance hall where space and light take centre stage.

A staircase rises to the first floor, drawing the eye to exposed oak A-frames—a beautiful tribute to the property's heritage.

Beneath the stairs, a practical storage cupboard

keeps the area neat, while a radiator ensures year-round comfort.

## Living Room

A generously proportioned, dual aspect living space designed to maximize natural light.

Elegant French doors open to the rear garden, complemented by a striking arched glazed window and door at the front.

Warm wooden laminate flooring and wall radiators create a welcoming setting for relaxation or entertaining.

## Dining Room

Perfectly sized for hosting, this elegant room features an arched glazed door framing courtyard view.

Rich wooden floors and exposed beams add character, while ample space accommodates a large dining table for family meals or gatherings.

## Study

Beyond the dining room, a cosy study offers an ideal work-from-home retreat.

## Cloakroom

Stylish and practical, with wood panelling, a modern white suite, vanity storage, WC, and radiator.

## Kitchen

A beautifully appointed space with classic shaker-style units, granite worktops, and a ceramic sink.

A central island adds functionality and sociability, while integrated appliances include a dishwasher and microwave.

Space for a range cooker and American-style fridge freezer completes the picture. French doors open to a west-facing terrace, perfect for outdoor dining.



### Utility room

Well-equipped with a stainless-steel sink, plumbing for laundry appliances, and extensive storage. A rear door provides direct garden access.

### Landing

Ascend to a generous landing that offers a striking vantage point of the vaulted ceiling above, creating a sense of openness and grandeur.

### Master Bedroom with Ensuite

A true centre piece of the home, this impressive room boasts a vaulted ceiling and dual-aspect windows, flooding the space with natural light. Its generous proportions allow for a large bed and additional furnishings, blending comfort with elegance.

The ensuite is a stylish private retreat featuring a large walk-in tiled shower, WC, and vanity basin with storage. A Velux window brightens the space, while a heated towel rail adds convenience.

### Bedroom 2

A spacious double with front aspect window and radiator.

### Bedroom 3

A generous single with rear aspect window and radiator.

### Bedroom 4

A well-proportioned double featuring a rear aspect window and a walk-in wardrobe.

### Garden, Garage and Parking

At the rear, a spacious west-facing printed concrete terrace offers an ideal setting for relaxation and entertaining.

Beyond lies a charming, fully enclosed cottage-style garden, partly walled and beautifully landscaped with mature trees and shrubs for year-round appeal.

The garden includes a lawn, summer house, and potting shed, with a timber gate providing access to a track leading to the front.

Across the courtyard, a substantial ham stone garage with a slate roof features power, light, water, and double wooden doors.

Parking is available in front of the property, with additional visitor spaces nearby.

The communal areas of The Bartons are well-established and meticulously maintained, enhancing the development's overall appeal.

### 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



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



**Approximate total area<sup>(1)</sup>**

182.5 m<sup>2</sup>

1964 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>

7 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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