







Offers in Excess of  
£500,000

### To View:

Holland & Odam  
3, Farm Road, Street,  
Somerset, BA16 0BJ

01458 841411  
street@hollandandodam.co.uk



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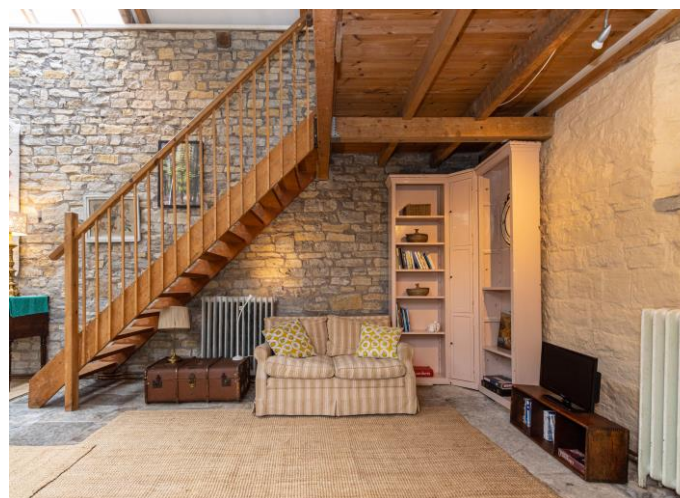
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Energy  
Rating **F**

Council Tax Band B



### Services

Mains gas, electric, water and  
drainage are connected.

### Local Authority

Mendip District Council  
0300 3038588  
mendip.gov.uk

### Tenure

Freehold



## Directions

From Glastonbury/Street take the Butleigh Road and proceed into the village. Pass the cricket field on the left and take the first turning on the left into the High Street. Pass the village shop on the right and the primary school on the left and continue up to the top of the High Street. At the left hand bend into Henley Lane, proceed onto the private drive straight ahead of you, where the barn will be identified at the end on your right hand side.

## Description

Higher Rockes Barn is a former hay and cider barn constructed of local Blue Lias stone elevations set beneath a pan tiled roof, converted back in 1985 using oak throughout and retaining the original Blue Lias flagstone floor. The original wide oak stable door provides a lovely entrance and brings you into the heart of the barn which is flooded with natural light from two large roof window panels, a full height glazed panel with bi-folding doors and french doors both opening onto the garden. A vaulted ceiling with exposed trusses, beams and natural stone walls are what makes this open plan space so desirable, providing exceptional and relaxed entertaining space for those looking for something a little different or the flexibility for those with the appetite to develop it further. The openness allows for a variety of arrangements with plenty of room for lounge and dining furniture, at the heart of the barn a drum wood burner adds extra warmth when needed in addition to the gas fired central heating system. At one end there is a kitchen area with freestanding units and worktops with built-in oven, electric hob, ceramic double sink and space for a tall fridge/freezer. At either end of the barn are two open plan mezzanine bedrooms, overlooking the barn itself, the larger of the two enjoys a south facing balcony accessed via french doors providing stunning views over open countryside. A useful utility lobby houses the combination boiler and washing machine. Finally, an attractive ground floor bathroom, appointed with a white suite having panelled bath with shower over completes the accommodation.

## Location

Located on a quiet private farm settlement, consisting of a 16th century Manor Farmhouse and three other converted farm buildings all ideally situated near the heart of this highly popular mid-Somerset village, Butleigh enjoys local amenities including post office/store, primary school, parish church, playing field and public house together with an active community. The historic town of Glastonbury is 3.5 miles whilst the thriving centre of Street is 3 miles and offers a wide range of facilities including both indoor and outdoor swimming pools, Strode Theatre, Strode College and the complex of shopping outlets in Clarks Village. The renowned Millfield Senior School is on the outskirts of Street whilst the Preparatory School is at Edgarley on the edge of Glastonbury. Castle Cary, with its main line station to London Paddington and the South West, is 9 miles, the A303 at Podimore 8.5 miles and the M5 motorway interchange at Dunball (Junction 23) is 15 miles.







The barn sits in a lovely size plot and provides scope to extend subject to planning permission and necessary consents. A five bar gate opens on to a long driveway which extends alongside the property to a timber framed carport. A gate at the side gives access to the garden, enjoying a west facing aspect this peaceful and secluded garden extends from the rear elevation and is laid mostly to lawn with a variety of mature trees and shrubs. There is also a useful summer house at the end of the garden.



- A rare opportunity to purchase such a charming barn conversion such as this offering flexible living accommodation together with a delightful and private setting in the highly sought-after village of Butleigh
- Enjoying a vast and characterful open plan living space with vaulted ceiling, drum wood burner, flagstone floors and exposed stone walls.
- Two mezzanine bedrooms, one enjoying a lovely south facing balcony with far reaching countryside views
- Superb spot with an excellent size west facing garden that is both peaceful and secluded with summer house, ample driveway parking and carport.
- A most attractive prospect being advantageously available with no onward chain and vacant possession
- Perfect for those seeking light and airy living accommodation that's ideal for the entertaining and for those looking to take advantage of its lovely setting and develop it further



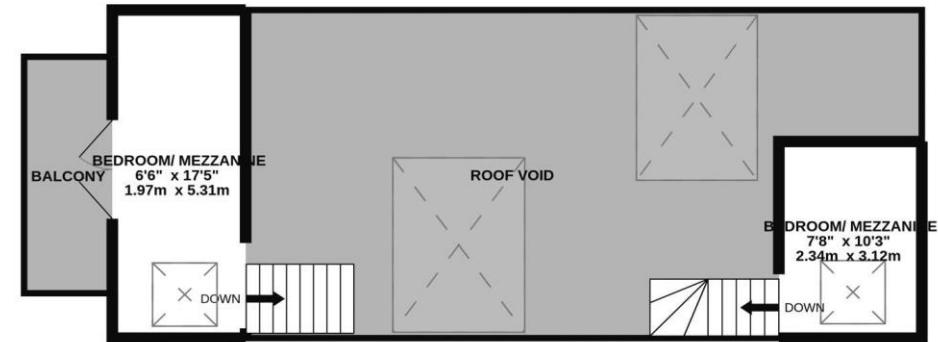
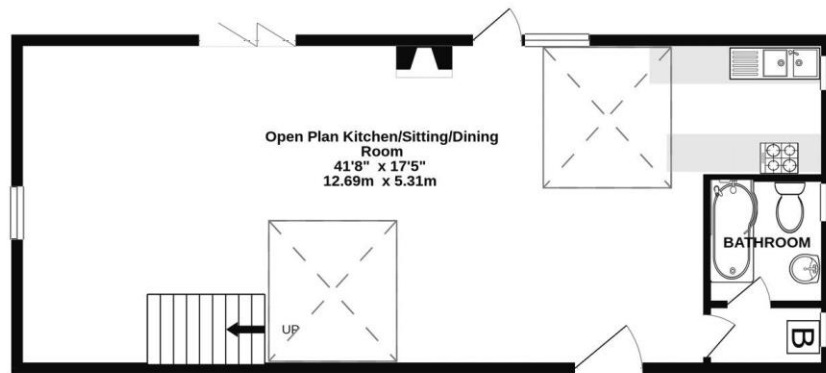
**GROUND FLOOR**  
842 sq.ft. (78.2 sq.m.) approx.

**1ST FLOOR**  
190 sq.ft. (17.6 sq.m.) approx.

**TOTAL FLOOR AREA : 1032 sq.ft. (95.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**CARPORT**  
10'10" x 13'11"  
3.29m x 4.25m



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