



## Pear Tree Cottage, South Barrow, Somerset

This spacious five bedroom detached house is an efficient home, boasting captivating countryside views to the rear. The property come with a 10-year ICW structural guarantee, underfloor heating and modern fittings.

Guide Price

**£875,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



## Pear Tree Cottage, South Barrow, Somerset, BA22 7LN

- Newly constructed, five bedroom detached home
  - 10 year, ICW structural guarantee
  - Beautiful, bright kitchen/diner
- Accommodation spread over three floors
  - Three ensuites and family bathroom
- Double garage with attic room that lends itself to a multitude of uses
  - Ample off road parking
- Air source heat pump, with underfloor heating through out the ground and first floors
  - Quiet village location

Viewing strictly by appointment  
Symonds & Sampson  
01935 814488





Pear Tree Cottage provides a wonderful opportunity to enjoy contemporary living amidst South Barrow's charming countryside. This new build property offers spacious accommodation across three floors, offering five bedrooms, three enjoying en suites. In addition, there is a double garage, ample driveway parking, and easy to maintain gardens.

#### Accommodation

The ground floor features a large entrance hall leading to a spacious fitted kitchen. The modern shaker style kitchen is equipped with integrated appliances, including a dishwasher and wine cooler, and oak worktops add a touch of elegance. The kitchen is bathed in natural light, thanks to a lantern skylight and large windows overlooking the rear with stunning views over the fields. Bi-fold doors seamlessly connect the indoor and outdoor spaces.

The triple aspect sitting room, complete with a chimney ready for a burner installation, provides a cosy retreat with views of the countryside to the rear.

The ground floor also benefits from a cloakroom and utility

for convenience.

Generously proportioned bedrooms provide ample space for a growing family or visiting guests. On the first floor, the master bedroom, with dual-aspect windows, boasts an en-suite shower room and built-in wardrobes, providing comfort and privacy. Bedrooms two and three also feature built-in wardrobes and share a well-appointed family bathroom.

Both bedrooms on the second floor benefit from en-suite shower rooms, and enjoy far reaching countryside views.

There is underfloor heating throughout the ground and first floors, with radiators on the top floor, powered by an air source heat pump.

#### Outside

Gardens to the rear and side offers a low-maintenance outdoor space to enjoy the countryside views, while the driveway, laid to gravel, provides off-road parking for several cars.

The property offers a versatile double garage, with an EV

charging point and an attic room, presenting endless possibilities for flexible use.

#### Situation

South Barrow is a quiet rural village which has a 14th Century Grade II\* Listed church. It is close to Sparkford where there is the Sparkford Inn public house, garage and shop. The market town of Castle Cary is only 5 miles away and has an excellent range of day to day shopping and business facilities, a mainline station at Castle Cary also runs to London Paddington (1hr 45m).

Other notable towns are Yeovil (7 miles) and the Abbey town of Sherborne (8 miles) is only a short distance away and both provides a comprehensive range of amenities including shopping, educational and cultural. There is also a mainline station in both towns, providing a regular service to London Waterloo. Wincanton is also only 7 miles away, which lies just north of the A303 and offers a range of facilities including a doctor's surgery, post office, library, schools, independent shops, two supermarkets and a leisure centre with swimming pool.



The area is extremely well position for a number of well-regarded schools in the area that include Hazelgrove, Sherborne, Milfield, King's Bruton and Queens in Taunton. There is very good road access to both the A303 (2 miles) and A37.

#### Services

Mains electric and water  
 Bio treatment plant  
 Air source heat pump  
 Somerset Council  
 Council tax band to be assessed upon completion  
 10 year ICW Structural Guarantee  
 SAP Rating to follow

#### Directions

From Sherborne travel out of town on the Marston Road. Continue to the end of the road and turn right onto the A359 towards Queen Camel. Pass through the villages of Marston Magna and Queen Camel travelling towards the A303. Just prior to the roundabout at the A303 take the turning on the right to Sparkford. Continue along this road and take the turning on the left sign posted South Barrow. Continue into the village passing the



## South Barrow, Yeovil

Approximate Area = 2275 sq ft / 211.3 sq m

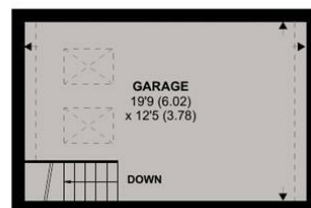
Limited Use Area(s) = 187 sq ft / 17.3 sq m

Garages = 617 sq ft / 57.3 sq m

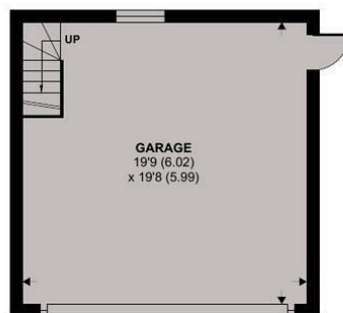
Total = 3079 sq ft / 285.9 sq m

For identification only - Not to scale

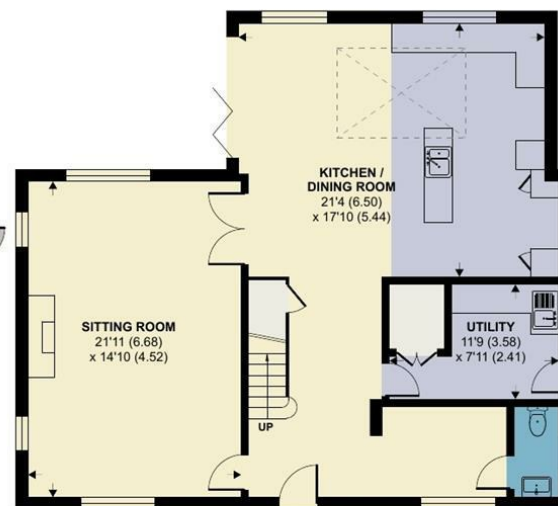
Denotes restricted head height



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1073148



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