

Symonds
& Sampson



Wheel House

Downyard, Compton Pauncefoot

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Downyard
Compton Pauncefoot
Yeovil
BA22 7EL

The property is a beautifully converted barn in the picturesque village of Compton Pauncefoot. Featuring light-filled interiors, three bedrooms, a detached studio, charming gardens with a river and mill wheel and private parking, offering idyllic countryside living.



- Sympathetic barn conversion situated within a desirable village location
 - Three bedrooms and two reception rooms
 - Character features throughout
- Private garden with a flexible use outbuilding/home office
 - Carport and private parking
 - No onward chain

Guide Price £600,000

Freehold

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THE DWELLING

Wheel House is a distinctive attached home, part of an exclusive collection of six former agricultural barns that were thoughtfully converted in 1998. Nestled in a secluded valley and surrounded by picturesque countryside, the property boasts charming hamstone elevations, complemented by extensive glazing that enhances natural light and adds a contemporary feel. The interiors benefit from delightful views over the beautifully maintained garden borders, while the presence of the original mill wheel serves as a striking reminder of the property's rich heritage.

ACCOMMODATION

The glazed front door opens into a bright and inviting dining hall, seamlessly flowing into the well-appointed kitchen. This beautifully crafted space features bespoke cabinetry beneath granite worktops and an electric Aga. Alongside the kitchen a walk-in utility room offers additional storage with space for white goods. A cloakroom and deep recessed cupboard provide further practicality, while a rear door leads directly to the covered carport and landscaped garden.

The generous sitting room is a highlight of the home, centred around the key feature of the water wheel with expansive windows and French doors that open onto the terrace and lawn.

Upstairs, the principal bedroom enjoys charming garden views from both front and rear, complemented by a discreet dressing area and an ensuite bathroom featuring a bathtub, large shower, and elegant vanity. A further double bedroom also benefits from

its own ensuite, while a third bedroom or study, with floor-to-ceiling windows and recessed shelving, adds versatility. Bespoke fitted wardrobes in two of the bedrooms further enhance the sense of style and practicality.

GARDEN

The property is accessed via a communal driveway, leading to a private parking area with space for two cars, plus an additional space beneath a covered archway. A five-bar wooden gate provides entry to the garden and a versatile detached studio, ideal as a home office.

The beautifully landscaped gardens wrap around the rear and side of the house, with a south-facing lawn bordered by a charming stone wall. Steps and a small footbridge cross a pretty little pond, which was once the mill leat for the water wheel. The gardens are thoughtfully planted with mature shrubs and flowering plants alongside an area largely laid to lawn.

SITUATION

Compton Pauncefoot is one of the most picturesque villages in this beautiful part of the South West. Nestled within the Compton Castle Estate, the village has remained largely unspoilt, preserving its architectural charm with period homes built from warm honey-colored stone. Surrounded by rolling farmland in the Vale of Camelot—linked to the legend of King Arthur—much of the area is designated an Area of Outstanding Natural Beauty, ensuring strict planning controls protect its rural character.

The village is home to the splendid 15th-century Church of the Blessed Virgin Mary and enjoys excellent access to Castle Cary, Wincanton, and Sherborne, all offering a good range of amenities. The nearby A303 provides a direct route to the M3, while mainline stations at Castle Cary (Paddington in approx. 90 minutes) and Templecombe (Waterloo in approx. 2¼ hours) offer convenient rail links.

MATERIAL INFORMATION

Mains electric and water connected to the property.

Free standing electric heating

Broadband - Ultrafast broadband is available.

Mobile phone network coverage is likely outside with limited access inside.

(Information from Ofcom <https://www.ofcom.org.uk>)

Somerset Council

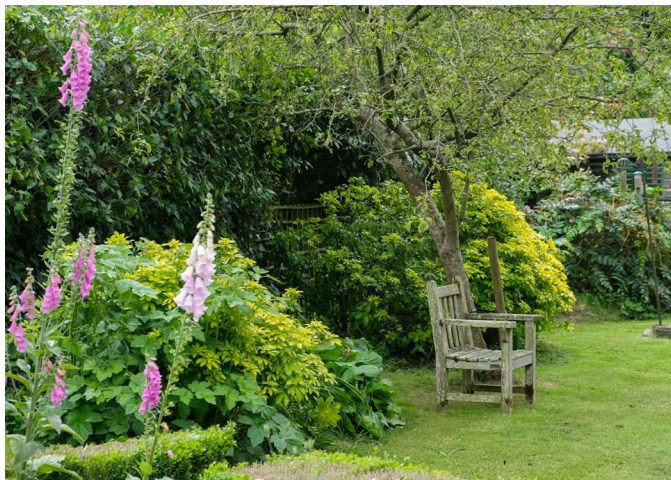
Council Tax Band: F

Monthly contribution to residents association is £50.00 this covers the maintenance to the communal area and costings for the shared sewerage treatment plant.

Flooding – the Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk#> gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property with flooding during their or previous ownerships.

DIRECTIONS

What3words - [///version.delays.clenching](#)



Energy Efficiency Rating		
Very energy efficient - lower running costs		
A++ (91-100)	A (69-78)	
A+ (81-90)	B (55-68)	
A (71-80)	C (39-54)	
B (61-70)	D (29-38)	
C (51-60)	E (21-28)	
D (41-50)	F (13-20)	
E (31-40)	G (1-12)	
F (21-30)		
G (1-20)		
England & Wales		

Compton Pauncefoot, Yeovil

Approximate Area = 1568 sq ft / 145.6 sq m

Office = 135 sq ft / 12.5 sq m

Carport = 223 sq ft / 20.7 sq m

Total = 1926 sq ft / 178.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1270536



Sherb/KS/0425



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