

An aerial photograph of a rural property. In the center, there are several stone buildings with dark roofs, including a large barn-like structure and smaller outbuildings. A paved area with parked cars is visible. The property is surrounded by lush green fields and hedges. In the background, there are rolling hills and more distant buildings under a clear blue sky.

Symonds  
& Sampson

# The Granary

Weston Bampfylde



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Weston Bampfylde  
Yeovil  
BA22 7HT

This elegant barn conversion is architecturally designed to enhance modern-day living, set within idyllic countryside surroundings. Offering a contemporary finish throughout, the property features seamless open-plan spaces and architectural focal points.



- Contemporary designed four bedroom barn conversion
- Impressive open-plan living featuring floor-to-ceiling windows.
  - Thoughtfully updated by current vendors
  - Beautifully maintained south facing garden
    - Double garage and driveway
- Idyllic views looking over toward Cadbury Castle

Guide Price £825,000  
Freehold

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## THE DWELLING

Converted in 1999, this four-bedroom barn conversion features attractive stone elevations beneath a tiled roof. Architecturally and thoughtfully designed, it offers light and spacious accommodation while carefully preserving the barn's original character and features.

## ACCOMODATION

Beyond the impressive façade, the property opens into an expansive living and dining area. This stunning space is centred around a double-sided log burner, with floor to ceiling windows and French doors that overlook the rear garden and views beyond. The rear of the room features double-height ceilings, while the galleried landing above brings natural light to the first floor. Off the dining area, the kitchen is designed with bespoke wooden cabinetry and granite worktops, creating a sophisticated and timeless look. It features integrated appliances, ensuring a sleek and streamlined appearance, while the central island provides both practicality and an inviting focal point. The adjoining utility room is equipped with thoughtfully designed units, providing ample space for white goods. Rear access can also be provided from the utility room, alongside a cloakroom.

The first floor offers four double bedrooms, each with its own character and charm. The master bedroom enjoys vaulted ceilings and a dual aspect, making the most of the surrounding countryside views. It also benefits from an ensuite shower room and provides access to a storage area currently utilised as a walk-in wardrobe. This can also be accessed via bedroom three. Bedroom two also enjoys lovely views and has the advantage of its own ensuite. Bedroom three shares access to the Jack and Jill walk-in wardrobe, while bedroom four features vaulted ceilings, a mezzanine level, and access to an impressive amount of storage space. The family bathroom can also be located on this level.

## GARDEN

Set within 0.45 acres, the meticulously maintained, south-facing landscaped gardens are a true highlight of the property. A level, lush lawn is beautifully enclosed by mature hedging, with a small area of established woodland at the rear, perfectly complementing the surrounding countryside views. Thoughtfully positioned flower beds are filled with an array of mature shrubs and perennials, providing vibrant colour and interest throughout the seasons. Adjacent to the property lies an expansive paved terrace, ideal for outdoor entertaining, framed by a magnificent, well-established wisteria that climbs elegantly across the façade. Enclosed by additional hedging, the well-organised kitchen garden features a series of raised beds, ideal for cultivating vegetables and herbs, alongside a charming wooden-framed greenhouse. Discreetly positioned within this area is the sunken water treatment plant.

The double garage, featuring attractive stone elevations beneath a tiled roof, is accessed via separate coach house-style doors. It is equipped with light and power, and also benefits from useful rafter storage above.

## MATERIAL INFORMATION

Mains electric and water.

Oil central heating.

Water treatment plant.

Broadband - Ultrafast broadband is available.

Mobile phone coverage is limited inside but is likely outside on most major networks.

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

Somerset Council

Council Tax Band: G

The costs for the communal driveway and the shared water treatment plant are divided between the three properties within the development.

## SITUATION

The Granary is tucked away in the peaceful village of Weston Bampfylde, surrounded by scenic Somerset countryside yet conveniently placed for nearby towns. Sherborne lies just over 7 miles to the south and offers a wide range of amenities, independent shops, and cultural attractions. Wincanton and Castle Cary are 6 and 8 miles away respectively, with mainline rail services from Castle Cary to London Paddington in around 90 minutes, and from Sherborne to London Waterloo, making the area ideal for commuters and weekenders alike. The nearby A303 provides fast access to the M3 and London to the east, and the southwest coast to the west.


There are excellent educational options in the area, including Ansford Academy and King Arthur's School in the state sector, alongside leading independent schools such as Hazlegrove, King's Bruton, Sherborne School, Sherborne Girls, and Leweston.

Just a short drive from the property is the award-winning Newt in Somerset, a beautifully restored country estate with landscaped gardens, woodland walks, a spa, restaurants, and farm shop. Residents living nearby benefit from discounted local passes, making it a much-loved destination for year-round leisure, dining, and wellbeing.

## DIRECTIONS

What3words - [///hiring.improves.monopoly](#)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		71
B (81-91)		
C (69-80)		
D (55-68)	62	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		



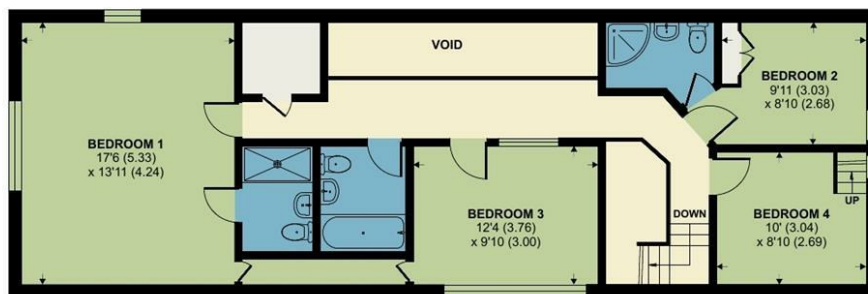
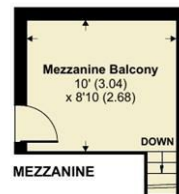
## Weston Bampfylde, Yeovil

Approximate Area = 1989 sq ft / 184.7 sq m (excludes void)

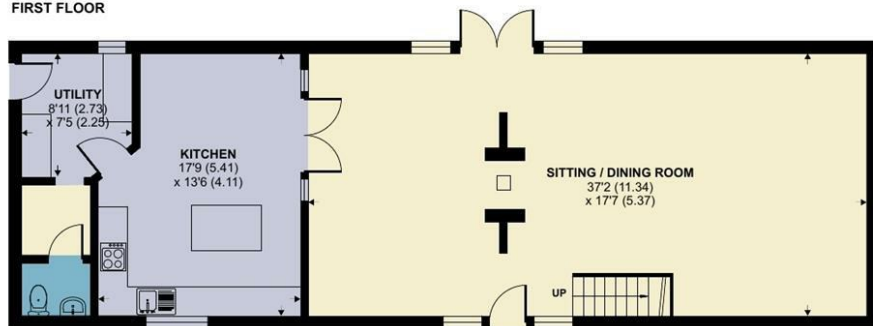
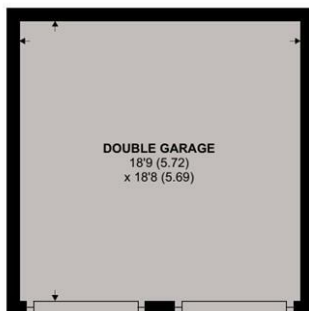
Garage = 350 sq ft / 32.5 sq m

Total = 2339 sq ft / 217.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1271293



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