



Symonds  
& Sampson

# Pear Tree Cottage

South Barrow, Somerset

# Pear Tree Cottage

South Barrow  
Somerset  
BA22 7LN

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 with en suites. In addition, there is a double garage, ample driveway parking, and easy to maintain gardens.



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- 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 throughout the ground and first floors
  - Quiet village location

Guide Price £825,000

Freehold

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## THE DWELLING

This beautifully appointed new build features stone elevations and offers spacious, light-filled accommodation across three floors. Highlights include a modern shaker kitchen with bi-fold doors, five generous bedrooms three en suites, underfloor heating and stunning countryside views, all set within a thoughtfully designed home powered by an air source heat pump.

## ACCOMMODATION

The ground floor opens to a spacious entrance hall leading to a modern shaker-style kitchen with oak worktops, integrated appliances including a dishwasher and wine cooler, a lantern skylight and large windows framing stunning field views. Bi-fold doors connect the kitchen to the garden. A triple-aspect sitting room with chimney provision offers a cosy retreat with countryside views. Additional ground floor features include a cloakroom and utility room.

Upstairs, the master bedroom enjoys dual-aspect windows, an en-suite shower room, and built-in wardrobes. Bedrooms two and three also have built-in wardrobes and share a family bathroom. The second floor offers two further bedrooms, each with en-suite shower rooms and far-reaching views.

Underfloor heating serves the ground and first floors, with radiators on the top floor, all 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 peaceful rural village with a 14th-century Grade II\* listed church. Nearby Sparkford offers a pub, garage and shop, while the market town of Castle Cary (5 miles) provides a good range of amenities and a mainline station to London Paddington (approx. 1hr 45m).

Other nearby towns include Yeovil (7 miles), Sherborne (8 miles) and Wincanton (7 miles), all offering a wide range of shopping, cultural, and educational facilities, along with rail links to London Waterloo. The area is well placed for excellent independent and state schools, including Hazelgrove, Sherborne, Millfield, King's Bruton, Queen's

College in Taunton and local state options such as Ansford Academy, The Gryphon School and King Arthur's School. There is easy access to the A303 (2 miles) and A37.

## MATERIAL INFORMATION

Mains electric and water  
Bio treatment plant  
Air source heat pump  
Somerset Council  
Council tax band - E  
10 year ICW Structural Guarantee

Broadband - Ultrafast broadband is available.  
Mobile phone network coverage is limited inside and is likely outside on most major networks.  
(Information from Ofcom <https://www.ofcom.org.uk>)

## DIRECTIONS

What3words - ///grove.equality.cooking





Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92-100) <b>A</b>	Current 88 Potential 94
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

## South Barrow, Yeovil

Approximate Area = 2275 sq ft / 211.3 sq m

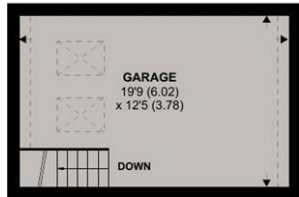
Limited Use Area(s) = 187 sq ft / 17.3 sq m

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



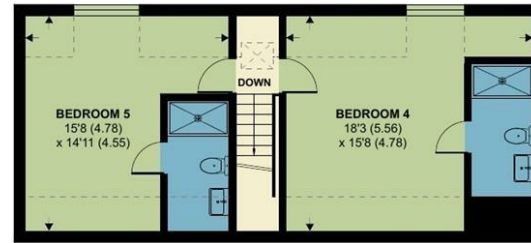
GARAGE FIRST FLOOR



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). © nrichcom 2024. Produced for Symonds & Sampson. REF: 1073148



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