



Symonds  
& Sampson

# The Church Byres

South Barrow



# The Church Byres

South Barrow  
Yeovil  
BA22 7LN

This thoughtfully designed barn conversion, which includes a self-contained one-bedroom annex, remains true to its historic origins, featuring vaulted ceilings, exposed beams, and spacious, light-filled interiors that create a warm, homely atmosphere. The flexible and well-appointed accommodation includes a self-contained one bedroom annex, ideal for multigenerational living or potential rental income. Set in a sought-after village location, the property offers a rare blend of character and versatility.



- Four bedroom barn conversion
- Offering flexible and charming accommodation throughout
  - Ensuite to master bedroom
  - Self contained one bedroom annex
- Situated in the sought after village of South Barrow

Guide Price £895,000

Freehold

Sherborne Sales  
01935 814488  
[sherborne@symondsandsampson.co.uk](mailto:sherborne@symondsandsampson.co.uk)





## THE DWELLING

Dating back to 1896, The Church Byre, has been thoughtfully converted, with its architectural design remaining sympathetic to its historic origins. The property retains a wealth of charm and character, showcasing vaulted ceilings and generously proportioned, light-filled accommodation throughout.

Originally the natural stone built farm buildings of Church Farm, converted approximately 20 years ago into two properties retaining the attractive natural stone elevations a tiled roof, the property offers well-appointed and versatile living space. A particular feature is the self contained one bedroom annex, providing flexible living arrangements for multigenerational use or the potential for a secondary income.

## MAIN RESIDENCE

The open-plan kitchen and dining area forms a beautifully bright and airy space, perfectly suited to both everyday living and entertaining. The kitchen is thoughtfully arranged around an impressive central island and offers provision for white goods, with extensive workspace and cabinetry. To the far end, there is generous room for dining furniture, complemented by a log burner and direct access to the adjoining utility room. This welcoming space, like the rest of the property, benefits from underfloor heating throughout, contributing to the homely and comfortable atmosphere that defines the entire house.

The utility room is fitted with cabinetry and provides further space for appliances, also serving as a highly practical boot room with ample storage.

From the main hallway, a well proportioned bedroom is located alongside a stylish shower room. This bedroom benefits from its own external door to private courtyard, lending itself well to use as a guest suite, home office, or studio, offering considerable flexibility.

To the rear of the hall, the principal reception room showcases vaulted ceilings and a fireplace as its focal point. An opening leads through to the adjacent garden room, a delightful garden room with French doors opening directly onto the garden.

Beyond the main living space, two generously sized double bedrooms can be found, both served by a well-appointed family bathroom featuring a complete suite. At the rear of the property, the principal bedroom benefits from an en suite shower room and independent access to the front courtyard.







## THE ANNEX

An inviting open-plan kitchen and living space forms the heart of this charming annex, enriched with natural wood finishes and exposed beams that add warmth and character. The kitchen is thoughtfully positioned to one side, designed to meet all culinary needs, while the adjoining space comfortably accommodates both dining and living furnishings, centred around a cosy log burner. Off the main living area, a double bedroom benefits from built-in storage and a well-appointed ensuite shower room, creating a private and self-contained living arrangement full of charm and comfort.

## GARDEN

The garden is laid predominantly to level lawn, interspersed with a series of paved terraces that provide ideal spaces for outdoor dining



and relaxation. Mature hedging and established trees offer both privacy and natural charm. Thanks to the property's orientation, there are sunny spots to enjoy at any time of the day, making the outdoor space as inviting as it is versatile.

To the front of the property, a delightful gravelled courtyard provides generous parking and is complemented by well-stocked flower beds and a pathway running alongside the house. A dedicated log store and external boiler are positioned within the front courtyard, while the oil tank is neatly enclosed within the annex's own private patio area. Additional parking is available beyond the courtyard, offering ample space for multiple vehicles.

## MATERIAL INFORMATION

Mains electric and water.

Oil central heating to the main house.

Electric central heating to the annex.

Water treatment plant.

Broadband - Ultrafast broadband is available.

Mobile phone network coverage is likely outside on most major networks, limited/none connection available inside.

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

Somerset Council

Council Tax Band: F

The property benefits from a right of access over the neighbouring property's driveway, while a further neighbouring property retains a corresponding right of access over the driveway belonging to The





Church Byres. Maintenance of both driveways is to be shared between the dwellings on a proportional cost basis.

EPC Main Residence - Current - 41 Potential - 77  
EPC Annex - Current 59 Potential - 125

## SITUATION

The Church Byres is peacefully situated in the rural village of South Barrow, a charming and sought-after community nestled amidst the rolling countryside of South Somerset. The village enjoys a tranquil setting while remaining conveniently located just a short drive from the historic market town of Sherborne and the larger commercial centre of Yeovil and Wincanton, both of which offer a wide range of shopping, dining, and recreational facilities.

South Barrow itself is a quintessential English village with a strong sense of community, surrounded by beautiful open countryside and offering access to a network of footpaths and bridleways, ideal for walking and outdoor pursuits. The area is well-served by both state and independent schools, including the highly regarded Sherborne Schools, Hazlegrove, and Millfield.

For the commuter, mainline railway services to London Waterloo are available from both Sherborne and Castle Cary, while the A303 is easily accessible, providing excellent road links to the South West and London.

## DIRECTIONS

What3words - ///thumb.shining.ultra





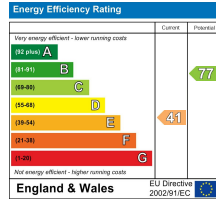
## The Church Byres, South Barrow, Yeovil

Approximate Area = 2284 sq ft / 212.1 sq m

Annex = 440 sq ft / 40.8 sq m

Total = 2724 sq ft / 252.9 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). Produced for Symonds & Sampson. REF: 1295764



Sherb/KS/0525



01935 814488

sherborne@symondsandsampson.co.uk  
 Symonds & Sampson LLP  
 4 Abbey Corner, Half Moon Street,  
 Sherborne, Dorset DT9 3LN



**SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT**

Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.