



Barwick Park Lodge  
Barwick, Yeovil, Somerset, BA22 9TA

Guide Price £440,000

3 bedrooms  
Ref:EH000496



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## Overview

- A three double bedroom character property.
- Excellent far reaching country views.
- Edge of town location with no close neighbouring properties.
- Approx. 2.5 miles, 6 mins by car to Pen Mill Railway Station (stops at Paddington)
- 1/3 acre plot adjoining open fields.



A rare opportunity to purchase a character property with country views and no close neighbours set in a plot of approx. a third of an acre. Accommodation comprises three double bedrooms, bathroom, boiler room, separate cloakroom, the original gate house makes a generous main reception with vaulted ceiling and central multi-fuel burner, kitchen/diner and garage. Other benefits include a large patio for entertaining, generous garden adjoining open fields, views and no close neighbouring properties in a convenient location on the edge of Yeovil.

### Accommodation:

A solid wood front door opens into:

**Living room:** Approx. 27' 1" x 12' 0" (8.25m x 3.66m) + 7' 11" x 4' 7" (2.42m x 1.40m) + 8' 6" x 4' 9" (2.59m x 1.44m) A stunning room full of character with a vaulted ceiling, windows to all aspects, four radiators and sliding doors which open to the patio. A multi-fuel stove is located on a raised hearth in the centre of the room which creates a wonderful focal point, a part glazed door with stained glass window to one side opens to the kitchen and a solid wooden door opens to the rear hall.

**Kitchen/Diner:** 20' 4" x 11' 11" (6.20m x 3.62m) A double aspect room with two windows to the front with views over parkland, two windows to the rear over looking the garden with far reaching views beyond. A part glazed door opens to the patio, two radiators, a recently fitted kitchen comprises of cream coloured wall hung, floor standing and drawer cream storage cupboards above and below a square edge work surface. A dark grey tower unit houses a Neff double oven





and grill which was installed in December 2020, a LPG 5 ring gas hob with extractor hood over is also included in the sale. A door opens to the garage.

**Garage: 18' 8" x 12' 3" (5.69m x 3.74m)**

Barn style doors to the front which give vehicular access, one window to rear and pedestrian door opens to the patio. There is light and power connected.

**Rear Hall:** Leading from the lounge this room has two radiators, one window to side and doors lead off to:

**Cloakroom:** There is one window to the side, a low level W.C. and a hand wash basin.

**Boiler Room:** A useful room for storage, which has one door to the front, a Grant oil fired boiler with hot water cylinder which were both installed in 2017.

**Bathroom:** There is one window to the side and one radiator, a white suite comprises a shower enclosure with mains fed shower, a paneled bath, a wash basin with storage cupboard below and a low level W.C.

**Bedroom 3: 12' 3" x 8' 7" (3.74m x 2.62m)**

There is a part glazed door with one window to the side which opens to the patio, one radiator and a built in storage cupboard.



**Bedroom 2: 12' 3" x 11' 11" (3.74m x 3.63m)**

This room has sliding doors to the side, one window to the rear aspect, one radiator and a built in storage cupboard.

**Bedroom 1: 12' 7" x 11' 5" (3.83m x 3.48m)**

This room has sliding doors which open to the patio and a pair of sliding doors which give access to the conservatory. There is a further window to the side, one radiator and built in storage cupboards.

**Conservatory: 12' 6" x 7' 7" (3.8m x 2.31m)**

Constructed using aluminium and acrylic sheets there is one door to the side with tiled floor and slatted glass windows.

#### OUTSIDE

**Front:** A path leads to the front door, a variety of flower beds, a graveled area to the right hand side gives access to the boiler room. To the left hand side of the garage is an area which is used currently for off road parking for several vehicles, this could be extended to accommodate more vehicles should it be needed. **Rear:** The rear garden tapers



to a point adjoins and fields either side which gives an open feel and has views from most parts. The boundaries comprise of post and rail and chain link fencing to take full advantage of this. The garden is mainly laid to lawn with a large patio area adjacent to the property ideal for entertaining, a raised bed is currently used for growing vegetables, mature trees and shrubs are planted throughout the garden with area to the rear of the garden has been planted out with new trees.

**Directions:** On approaching Yeovil from the southerly direction on the A37 take the turning right onto Two Towers Lane towards the Yeovil showground. A short distance along this road the gates to Barwick House will be found on the right hand side. Enter through the gates and the property will be found immediately on the right hand side indicated by an English Homes For Sale board.

**Amenities:** Yeovil is one of Somerset's major towns offering all normal facilities plus two main line



railway stations and easy access to the motorways via the A303. The Dorset coast is also approximately 20 miles away.

#### VIEWINGS BY APPOINTMENT

**Langport Office 01458 252530**

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GROUND FLOOR  
1742 sq.ft. (161.8 sq.m.) approx.

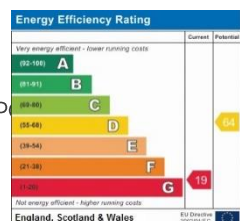


TOTAL FLOOR AREA : 1742 sq.ft. (161.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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