





**Towers
Wills**
Town & Country

**The Old Farmhouse, Stone Farm Barns, Stone
Lane, Yeovil, Somerset BA21 4NU**

£1,000,000

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Features:

Glorious panoramic countryside views

Beautiful family home

Renovated & extended in 2020

Four double bedrooms

Three reception rooms

En-suite to master bedroom

Gated private entrance

Double garage

Viewing essential

Council Tax Band F

Freehold





Towers Wills welcome to market this superb detached former farmhouse. Forming part of a small, select development known as Stone Farm Barns, this exceptional family home underwent a complete renovation and sympathetic extension in 2020, creating an ideal blend of character, space and modern living positioned on the highly desirable northern fringe of Yeovil, with breathtaking uninterrupted views across adjoining farmland and out towards the Mendip Hills.

Service & outgoings:

We understand that mains electricity, mains gas and mains drainage are connected to the property.

Broadband: FTTC-Superfast broadband is available-highest available download speed 44 Mbps, highest available upload speed 8 Mbps. (Openreach).



Accommodation:

Reception Hallway:

A welcoming entrance with staircase rising to the first floor.

Living Room:

A light and spacious principal reception room, enjoying countryside views and centred around a feature exposed brick chimney breast with inset wood-burning stove.

Kitchen:

The heart of the home – a beautifully appointed farmhouse-style kitchen, fitted with a central island and a comprehensive range of quality units. Doors provide access from both the parking area and out to the rear patio, making it perfect for family living and entertaining alike.



Dining Room:

Adjacent to the kitchen, this striking room boasts a vaulted ceiling and patio doors opening directly onto the sun terrace, perfectly framing the panoramic rural outlook.

Study:

A versatile room, ideal as a home office or study.

Cloakroom/WC:

Fitted with wash hand basin and WC.

First Floor

Master Bedroom Suite

An impressive dual-aspect principal bedroom, benefitting from a dedicated dressing area with fitted wardrobes. The luxurious en-suite bathroom features a freestanding bath positioned beneath a full-height window with outstanding views, separate shower enclosure with fixed rain head and handheld attachment, vanity unit with storage and WC.



Bedrooms Two, Three & Four:

All double bedrooms, each benefitting from far-reaching countryside aspects.

Family Bathroom:

Boasting some of the most beautiful views to enjoy as you relax and soak in the bath. Beautifully appointed with a separate shower enclosure, vanity unit, wash hand basin and WC.

Outside:

The property is approached via a private gated entrance with electric wrought-iron gates leading to a sweeping driveway. The substantial gardens surround the property, predominantly laid to lawn with planted borders and a wide variety of shrubs and plants. Expansive lawns extend to the front, side and rear, complemented by a generous patio/terrace – the perfect spot for al fresco dining and to soak in the uninterrupted views.

A detached double garage with twin up-and-over doors provides further storage and secure storage.



Stone Lane, Yeovil, BA21 4NU

Approximate Area = 2319 sq ft / 215.4 sq m
Garage = 495 sq ft / 45.9 sq m
Total = 2814 sq ft / 261.4 sq m
For identification only - Not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 80 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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