

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



HUMMINGBIRD BARN, 7 THE BARNS, COMPTON DUNDON, TA11 6PS





**HUMMINGBIRD BARN,  
7 THE BARNs, COMPTON DUNDON, SOMERTON, TA11 6PS**

*Street and Somerton about 3 miles, Glastonbury 5 miles, Wells 11 miles, Yeovil 12 miles, M5 (J23) 24 miles, A303 (Podimore) 7 miles, Bath 35 miles, Bristol 31 miles, Bristol Airport 28 miles.*

A superb four/five bedroom detached family home with a versatile studio, exceptional open-plan living space, and a principal suite designed for comfort and elegance.

Set within a quiet, exclusive cul-de-sac of similar high quality homes in the popular village of Compton Dundon, a few minutes from Street and Somerton, with Castle Cary train station a short drive away.

**The Barns**

This area is in a very quiet position, well away from the main road and with virtually no through traffic. Close by are access points to a vast network of paths through the beautiful surrounding countryside including extensive woodland.

The Barns is a small group of just 7 individual high-quality properties within traditional courtyard settings. Designed with family living and entertaining in mind, the homes feature bespoke kitchens, underfloor heating, and high-speed full-fibre broadband. Expansive gardens and beautifully crafted interiors complete these contemporary country residences.

**Accommodation**

Hummingbird Barn is a beautifully designed home offering well-proportioned accommodation across two floors, with an additional studio above the double garage.

Upon entering, a striking reception hall with a feature glass and oak staircase leads to the first floor, setting the tone for the stylish and contemporary living spaces beyond.

A stunning open-plan living area forms the heart of the home, thoughtfully designed to offer space, yet still provide a good deal of separation. The dual-aspect living space, with large bi-fold doors opening onto the garden and terrace, is both bright and inviting. A wood-burning stove enhances the atmosphere, providing warmth and character.







The kitchen is elegantly arranged with a central island and breakfast bar, perfect for entertaining, whilst a comprehensive range of bespoke cabinetry provide both practicality and luxury, along with a full range of fitted appliances. A well-defined dining area completes this space, finished to an impeccable standard.

Beyond the kitchen, a practical utility and boot room, as well as a access to the garden and garage.

A separate snug or study is positioned at the front of the house, offering a private retreat, as well as ground floor cloakroom.

Upon the first floor, the principal bedroom suite occupies one side of the house, featuring a spacious bedroom, a luxurious en-suite shower room, and a walk-in dressing area, with pleasant views across the village.

A guest suite with an en-suite shower room offers an excellent space for visitors, whilst two additional double bedrooms and a well-appointed family bathroom complete the first floor.

The studio above the double garage provides flexibility for use as an additional bedroom, workspace, or recreational area, complete with its own shower room.

### **Location**

Compton Dundon is a popular historic village which was owned since before the Domesday Book by Glastonbury Abbey. It stands between an Iron Age Fort, Dundon Beacon, to the west, and the Hood Monument on the wooded hills to the east. The small village of mainly individual period and modern houses has blended and created a very friendly and interesting community.

It has an array of local and very well attended amenities including a traditional pub, an active village hall, the quintessential local cricket club and church, whilst the popular towns of Somerton, to the south, and Street and Glastonbury to the north provide a wide range of commercial, cultural, social and sporting faculties and amenities, together with a wide range of excellent state and independent schools.

Communications are good with easy access to the (A303, London road) and a fast train service from Castle Cary station.







**Other points**

Freehold.

Mains water, drainage and electricity all connected.

Central heating provided by air source.

EPC Band B

Somerset Council – Council Tax Band F

Warranty through Buildzone.

\*Part exchange available subject to terms and conditions. Please ask for further details. Not available in conjunction with any other offer.

**Directions.**

Postcode: TA116PS

From Street take the B3151 south towards Somerton. After about 2.5 miles travel down the hill into Compton Dundon. Pass a garage (on the right) and turn left by the War Memorial (on into Compton Street. Continue for a few hundred yards and stay on this line as it takes a 90 degree left bend. Continue a few hundred yards and The Barns entrance is on the right

*Important Notes*

*Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Buyers must rely on information passed between the solicitors with regard to items included in the sale. Purchasers must satisfy themselves on all matters by inspection or otherwise.*

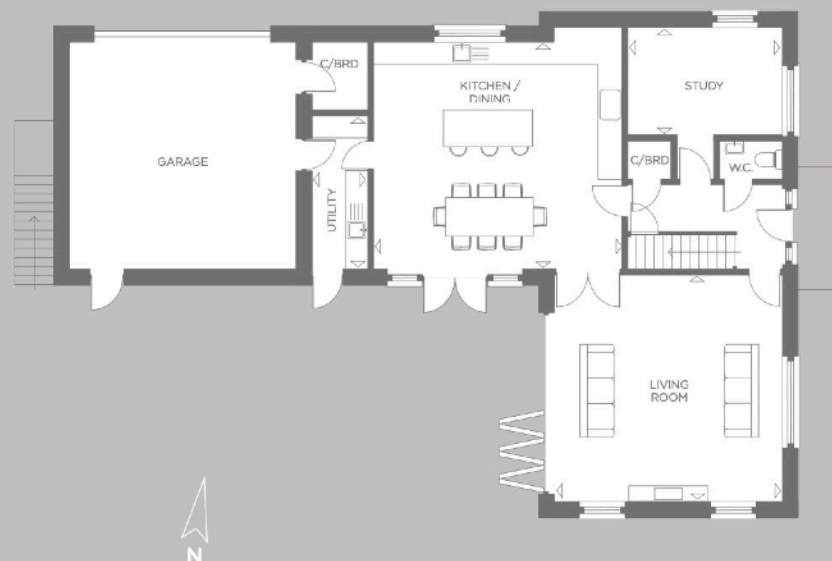
*VIEWINGS. Interested parties are advised to check availability and current situation prior to travelling to see any property.*

*By appointment with Agents. Roderick Thomas, 2 London House, New Street, Somerton TA11 7NU.*



WELCOME TO THE BARN  
AT COMPTON DUNDON

## Hummingbird Barn



### GROUND FLOOR

<b>Kitchen / Dining</b> 6.56m x 6.42m 21'6" x 21'0"	<b>Living Room</b> 5.97m x 5.94m 19'7" x 19'5"	<b>Study</b> 4.07m x 2.87m 13'4" x 9'4"	<b>Utility</b> 2.61m x 1.50m 8'6" x 4'11"
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### FIRST FLOOR

<b>Master Bedroom</b> 6.00m x 4.00m 19'8" x 13'1"	<b>Bedroom 2</b> 4.07m x 3.84m 13'4" x 12'7"	<b>Bedroom 3</b> 4.57m x 2.93m 14'11" x 9'7"	<b>Bedroom 4</b> 4.57m x 2.93m 14'11" x 9'7"	<b>Studio</b> 4.64 x 4.29 15'2" x 14'0"	<b>Total Area</b> 288 sq m 3100 sq ft
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**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.

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