

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



NORTH AND SOUTH BARN, CROUDS LANE, LONG SUTTON, LANGPORT, TA11 9LZ



**NORTH BARN & SOUTH BARN  
LONG SUTTON, SOMERSET, TA10 9NR**

*Somerton 5 miles, Glastonbury 7 miles, Wells 13 miles, Yeovil 11 miles, Castle Cary 7 miles, A303 5 miles, Bristol 31 miles, Bath 29 miles.*

Exceptionally well appointed, detached barn conversions, offering plenty of style comfort and situated within private grounds in the popular village of Long Sutton.

Accommodation comprises a wonderfully appointed kitchen/diner with a full range of fitted appliances, two double bedrooms, luxury bathroom and sitting room.

Outside, ample off-road parking and a manageable rear garden complete the barns.

**Accommodation**

Tucked away in the heart of the highly sought-after village of Long Sutton, North Barn and South Barn are a pair of beautifully executed single-storey barn conversions, offering refined village living with a focus on style, comfort, and sustainability.

These two-bedroom detached homes have been thoughtfully created with an emphasis on both quality craftsmanship and modern efficiency. The accommodation is arranged across a single level and includes a welcoming entrance hall, a spacious sitting room, two generous double bedrooms, a well-appointed bathroom, and a full-width kitchen/dining room opening to the rear garden.

The interiors feature vaulted ceilings, Velux rooflights, and flagstone flooring throughout the main living areas, adding character and a bright, airy feel. The sitting room has also been fitted with bespoke storage solutions.

Within the kitchen/diner, a comprehensive range of wall and base cabinetry is complemented by contrasting worktops and flagstone flooring, and integrated appliances include fridge, freezer, dishwasher, washing machine, induction hob, oven and matching extractor. A rear door opens to the rear garden, making the garden ideal for outdoor dining and entertaining.

The bathroom has been finished to a luxurious standard, comprising a freestanding roll-top bath, separate walk-in shower, vanity basin, WC, and stylish fittings.

**Outside**

Both offer a manageable lawned rear garden, as well as gravelled off-road parking to the front. Solar panels have been installed, contributing to the homes' energy efficiency.

Forming part of an exclusive collection of homes within a private estate setting, these conversions offer the charm of countryside living, while being within easy reach of Somerton, Langport, and the A303.



### **Tenure and Other Points**

Freehold  
Not listed  
Conservation area  
Mains water, electricity, drainage all connected.  
Solar PV for energy efficiency.  
EPC: TBC  
Somerset Council - Council Tax Band – TBC

### **About the area**

*The Parish of Long Sutton is situated in the heart of Somerset, bordered to the south by the Levels and the river Yeo and to the north by rolling hills and woods. At the centre of the village is the Green which is surrounded by a splendid XVIth century church and other interesting, listed buildings making it one of the most attractive villages in the county.*

*The village has a church, primary school, village hall, shop and post office, golf club, an excellent gastro pub (Devonshire Arms) and a friendly vibrant community with a good number of clubs and associations. More extensive facilities are on hand in the local towns of Somerton, Street, Langport, Sherborne and Taunton with their wide range of retail and recreational facilities.*

*Nearby Castle Cary station offers regular mainline services to London (Paddington) taking from 110 minutes. Alternatively, Yeovil/Sherborne junction offers services to London (Waterloo) taking from 135 minutes. The A303 (becoming the M3 to London) provides access to London and the West Country.*

*There is an outstanding choice of state and independent schools in the area including Hazelgrove at Sparkford, Millfield at Street, Sherborne schools, Downside at Shepton Mallett, Wells Cathedral School and the Bruton schools*

### **IMPORTANT NOTICE**

*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. 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.

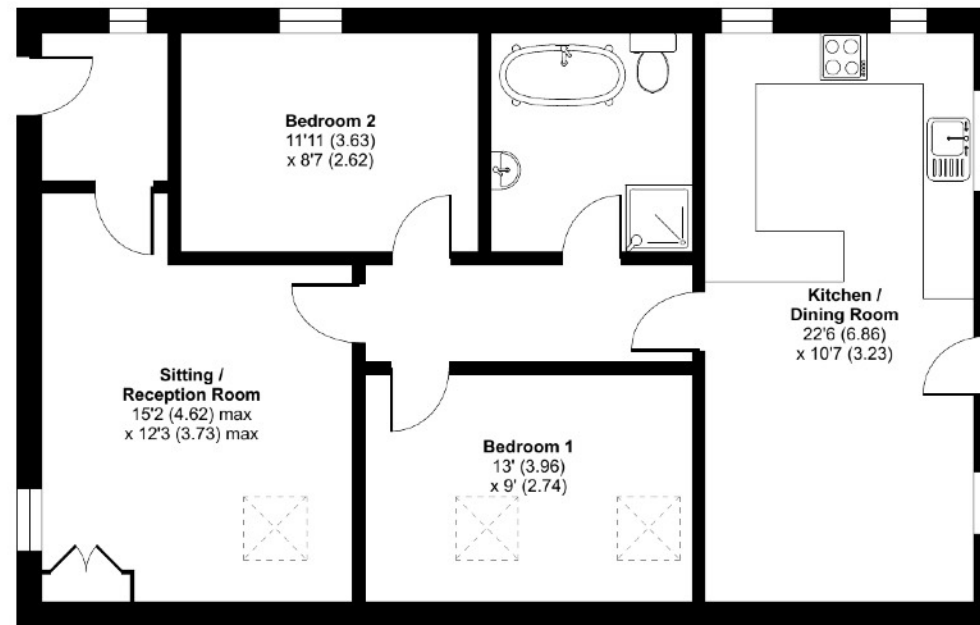




## South Barn, The Long Sutton House Estate, Crouds Lane, Long Sutton, Langport, TA10

Approximate Area = 832 sq ft / 77.3 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025.  
Produced for Roderick Thomas Limited T/A Roderick Thomas Estate Agents and Chartered Surveyors. REF: 1285849

**IMPORTANT NOTICE** - 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. 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.

**London House, New Street, Somerton, Somerset TA11 7NU- Tel. 01458 767689 - [somerton@roderickthomas.co.uk](mailto:somerton@roderickthomas.co.uk)**