

# The Old Barn


North Brewham, Bruton, Somerset







# An attractive four bedroom detached period barn, in a peaceful rural position with stunning views.

Bruton 3.5 miles, The Newt 6 miles, Castle Cary 8 miles, Frome 10 miles, Babington House 12.5 miles, Bath 24 miles, Bristol 27 miles (Distances and times approximate).

  
4

  
2

  
3

## Summary of accommodation

### The House

**Ground Floor:** Reception hall | Living room | Study | Kitchen/dining room | Utility room | Two cloakrooms

**First Floor:** Principal bedroom en suite bathroom | Three double bedrooms | Bathroom

### Outside

Garden | Integral double garage | Garden store

In all approximately 0.36 acres.



## Situation

The Old Barn is situated in the small village of North Brewham, which is nestled in the wonderful Somerset countryside.

Close by is the charming and highly sought-after town of Bruton, known for its rich history, artistic culture, and idyllic surroundings. The town centre is dotted with independent shops, art galleries and boutiques, offering a unique and eclectic shopping experience. Bruton is a hub for creativity and innovation, hosting world-renowned art institutions such as the Hauser & Wirth gallery. The town's artistic heritage is reflected in its vibrant community, which embraces a wide range of cultural events, music festivals, and performances throughout the year. Babington House and The Newt are also both within easy reach.

Connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network. There is a train station in Bruton with a good service to Bath Spa and Bristol Temple Meads, whilst nearby Castle Cary offers high speed links to London Paddington, and Gillingham to London Waterloo.

There is a primary school and excellent local independent schools in Bruton to include King's School Bruton and the state owned boarding school Sexey's. Also nearby are All Hallows, Downside, Hazelgrove, Port Regis and the Sherborne schools also within easy reach.





## The House

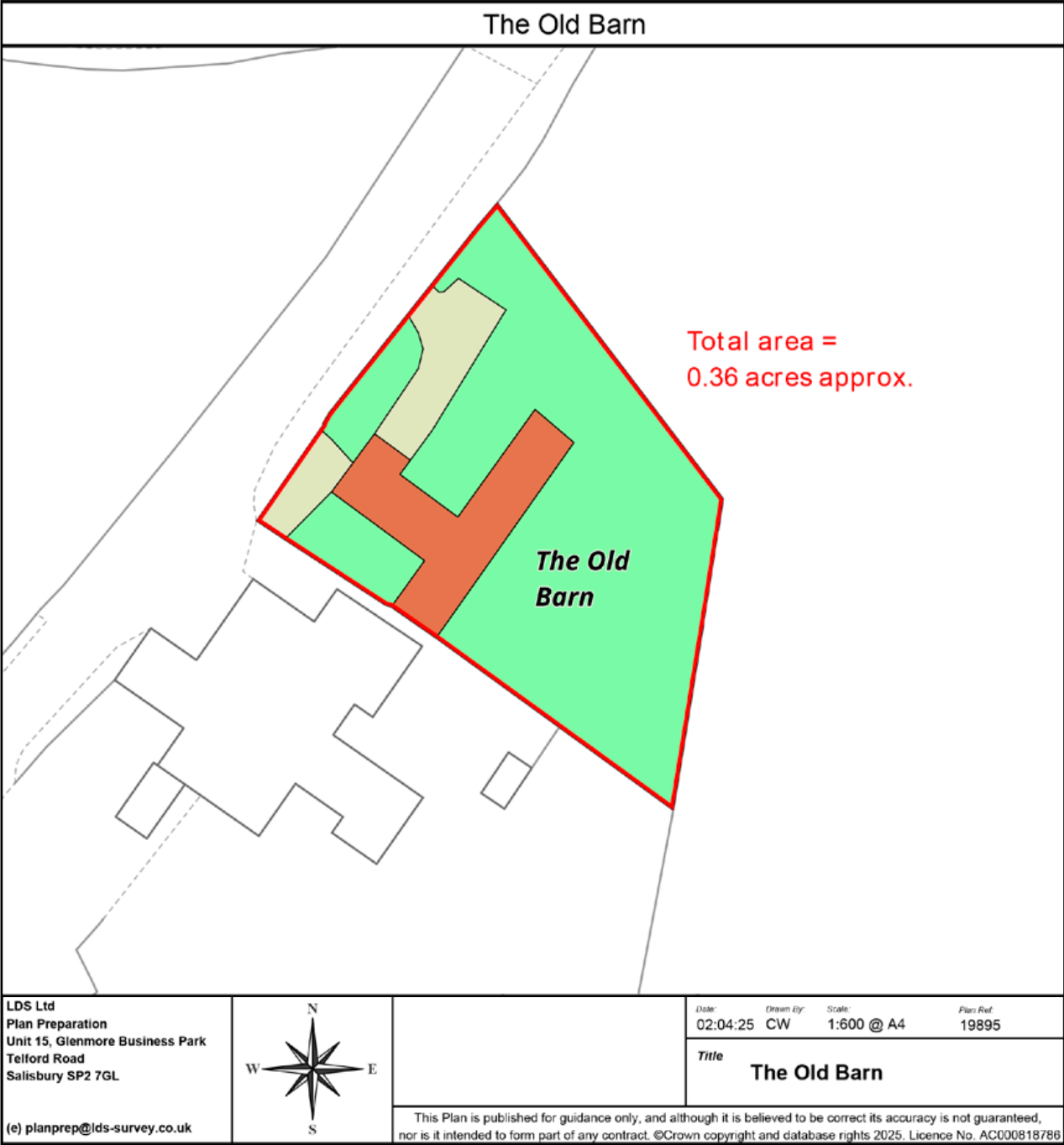
The Old Barn was formerly two barns that were joined in 1984, when the conversion was completed. The property offers characterful accommodation arranged over two floors, with breathtaking living space. Features include a handcrafted staircase, elm floors and doors and exceptional landscaped gardens to the front and rear, which were designed by the current owner to complement and maximise the views.

From the welcoming reception hall with a floor to ceiling feature picture window, there is a large sociable open plan kitchen/dining area with 4 oven AGA, and a bespoke kitchen which offers a generous number of hand crafted elm and oak units.

On the ground floor there is a dual aspect living room, with working open fire and two sets of French doors leading out onto a spacious flag stone terrace and manicured gardens. Also on this floor is a large study, with built in dark oak shelving, and offering views over the private kitchen terrace. This spacious room could be used as a snug, playroom or separate dining room. Further down the corridor there is a self contained, useful utility room which leads into the garage and a separate W.C. Leading off the hallway is a charming cloakroom with an inbuilt cupboard for coats.

On the first floor is the spacious principal bedroom suite comprising double bedroom, dressing area and bathroom. There are three further double bedrooms and the family bathroom.





## Outside

The property is approached through a five bar gate onto a private gravel driveway, with car parking space for several vehicles, and leading to an integrated garage, which also has access to the main house.

The mature gardens comprise terrace and lawn, with a wealth of plants and shrubs. There are spectacular views across the open countryside, which extend to Alfred's Tower.

## Property Information

**Method of Sale:** We are advised that the property is Freehold.

**Services:** We are advised mains electricity and water. Private drainage (septic tank). Oil fired central heating and AGA.

**Local Authority:** South Somerset Council  
[www.somerset.gov.uk](http://www.somerset.gov.uk)

**Council Tax:** Band F

**EPC:** E

**Guide Price:** £995,000

**Postcode:** BA10 0JL

**what3words:** ///encloses.tabloid.dreamers

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



#### Approximate Gross Internal Floor Area

Main House = 246 sq m / 2,647 sq ft

Garage = 36 sq m / 387 sq ft

Total Area = 282 sq m / 3,034 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



#### Knight Frank

4 Wood Street

Queen Square, Bath

BA1 2JQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

**Francesca Leighton-Scott**

01225 325 994

[Francesca.Leighton-Scott@knightfrank.com](mailto:Francesca.Leighton-Scott@knightfrank.com)



**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

**Important Notice:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2025. Photographs and videos dated April 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.