



Withy Barn, Coat, Somerset

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# A period barn conversion on the edge of a hamlet surrounded by unspoilt countryside.

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## Location

Withy Barn is situated on the edge of the hamlet of Coat, about one mile from the village of Martock which has a wide range of local shops and businesses including a butcher, baker, Post Office, two pubs, GP, dental and veterinary surgeries, two convenience stores, petrol station and tennis club. For wider requirements the towns of Yeovil, Sherborne and Taunton are all within a reasonable driving distance. There are good travel links nearby including the A303 and Yeovil Junction train station, which has direct services to Waterloo (2 hours 20 minutes). There is also a wide, local choice of popular schools in the area.

## Distances

Martock 1 mile, A303 2.4 miles, Yeovil 7 miles, Yeovil Junction station 9.5 miles (Waterloo 2 hours 20 minutes), Sherborne 12.5 miles, Castle Cary station 15.5 miles (Paddington 90 minutes), M5 (Junction 25) 20 miles, Taunton 22 miles, Bristol Airport 35 miles, Exeter Airport 38 miles. (Distances and times approximate).



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## Withy Barn

Converted in the 1980s, Withy Barn is a period former milking parlour converted to a high standard with well laid out accommodation on two floors. Behind, it looks over its garden and land to unspoilt, open countryside. It has three reception rooms including a wonderful family room with a flagstone floor and windows on three sides plus a beautifully fitted galley kitchen that looks out on the property's orchard.

It also has five bedrooms including a double bedroom on the ground floor with adjacent shower room plus a further family bathroom.







## Garden and Grounds

Outside it has parking, a double garage, garden, vegetable garden and paddock.

## Property Information

**Tenure** Freehold.

**Services** Mains water, electricity & drainage. Oil-fired central heating.

**Local Authority & Council Tax Band**  
Somerset Council  
([www.somerset.gov.uk](http://www.somerset.gov.uk)). Tax Band G.

## Directions (Postcode TA12 6AR)

**what3words///shuttling.splat.driveways**

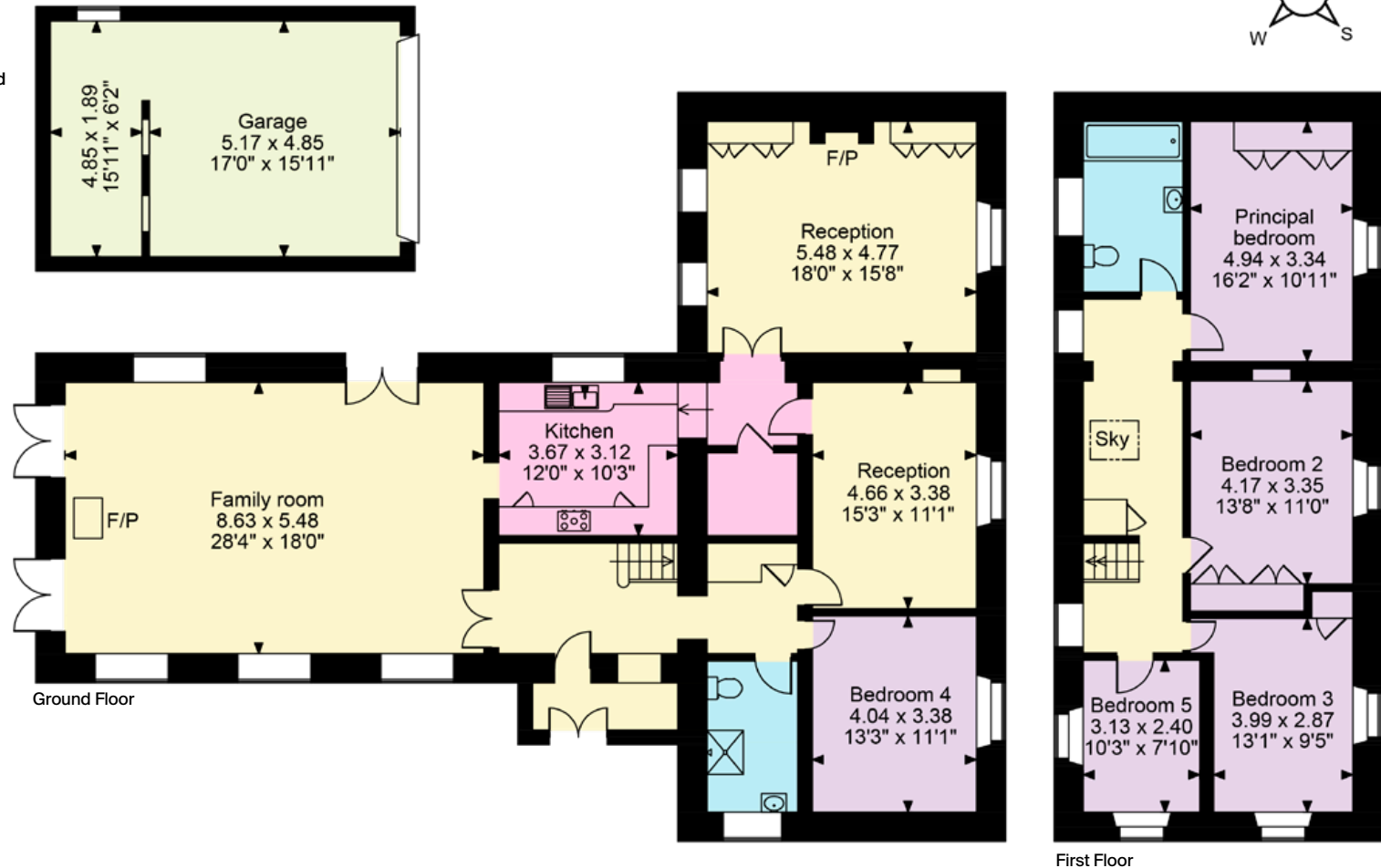
Take the Ash/Tintinhull exit off the A303 and head north-west along Main Street towards Ash. Drive for about 2 miles, passing through Ash, then through the traffic lights in Stapleton and on to Coat. Withy Barn is the first property on the right as you enter Coat. The driveway entrance is just beyond the house.

## Approximate Gross Internal Floor Area

Main House: 237 sq.m / 2,555 sq.ft

Garage: 35 sq.m / 376 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.



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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.

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Particulars dated April 2024. Photographs and videos dated June 2023.

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