

The Church Byres

South Barrow, Somerset



An attractive, single storey family house and separate annexe formed from a converted former Victorian farmyard situated on the edge of a small, rural village.

A303 2 miles, Queen Camel 2.5 miles, Castle Cary town centre/station 6 miles (Paddington 90 minutes)
Sherborne 9 miles (Waterloo 2¼ hours), Yeovil 9.5 miles
Distances and times approximate).



4+1



3+1



2+1

Summary of accommodation

The Church Byres (Main House)

Entrance hall | Sitting room | Garden room | Kitchen/dining room | Utility room | Principal bedroom with ensuite shower room | 3 Further double bedrooms | Family bath & shower room | Family shower room

Little Barn (Annexe)

Living room with incorporated kitchen | Double bedroom with ensuite shower room | Courtyard garden

Garden and Grounds

Central courtyard | Garden store | Log store | Garden



Situation

(Distances and times are approximate)

The Church Byres is situated on the eastern edge of the small village of South Barrow, which has a pretty Grade II* listed parish church and a friendly and thriving community of about 165 residents and is surrounded by miles of unspoilt, open countryside.



The neighbouring village of Queen Camel has a GP surgery and village shop/post office and there are several highly rated and popular pubs in the local area and the nearby Shell petrol station on the Sparkford roundabout just off the A303 has a convenience store for immediate needs. The property also lies centrally between three towns, Castle Cary, Sherborne and Yeovil, all of which have a good selection of shops and local businesses capable of providing all day to day needs.



There are good transport links, with the A303 main arterial road only two miles away and Sherborne and Castle Cary both having railway stations with direct services to Paddington, Waterloo, Bristol and Bath. Bristol Airport is also only about an hour's drive away.



The Property

The Church Byres has a peaceful setting on the eastern edge of the village, looking out across its garden onto unspoilt countryside. Its surroundings have changed little from the time that the property used to be part of the adjacent Church Farm, a prosperous mixed farm consisting of small fields surrounded by hedgerows, woodland and a large orchard. Built in 1896, The Church Byres was once a series of single storey agricultural buildings arranged in a square, which were converted in 2002 into a lovely and adaptable family home with a separate annexe, called Little Barn. Incorporated within the layout are two windowless buildings belonging to neighbouring properties, which preserve complete mutual privacy. All the buildings are built of local stone, with brick detailing around the windows and a continuous Roman clay tile roof. Where possible original features such as oak roof timbers have been retained creating vaulted ceilings in the kitchen, sitting room and principal bedroom. This provides an overall feeling of light and space alongside one of simple, rustic charm. Internally the property has well proportioned rooms with good ceiling heights and the principal rooms all have windows on two or more sides. Under current usage there are two reception rooms, a large kitchen/dining room and four double bedrooms. The principal bedroom is at one end of the house and has its own stable door to the courtyard and an ensuite shower room, whilst the remaining bedrooms share the family bathroom and shower room between them.



Outside

On the far side of the courtyard and tucked away behind its own courtyard garden is the property's self-contained annexe, which consists of a living room with integral kitchen area and a double, ensuite bedroom. The property is approached down a long drive, which opens onto the gravelled courtyard, where there is sufficient space for several cars and a garden store. The property's pretty garden extends out on its eastern side, where the adjacent farmland can be seen through the post and rail boundary fence. The garden is level and designed to be easily maintained, consisting of a lawn partially fringed by a screen of flowering shrubs and trees.

Property Information

Tenure: Freehold

Services: Mains water & electricity. Private drainage (septic tank).
Oil-fired underfloor heating.

Local Authority: Somerset Council (www.somerset.gov.uk)

Council Tax: Band F

EPC: E

Postcode: BA22 7LN / **What3Words:** /// vocab.hairstyle.reported.

Travelling west along the A303, take the exit signed to Yarlington. At the T-junction at the top of the slip road, turn right to Sparkford. Drive for just over a mile and a quarter continuing into Sparkford. Just after passing a disused commercial building on the left, turn right onto Sparkford Road. Continue for about a mile and a quarter into South Barrow. After passing the church on the left the road turns to the right and shortly thereafter to the left. On the point of the lefthand bend turn right onto Foster's Lane. After 90 yards turn right onto the driveway to the property. Continue to the end and then turn right into the courtyard of the property and park.

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

Approximate Gross Internal Floor Area
Main House = 212 sq.m / 2284 sq.ft
Little Barn Annexe = 40 sq.m / 440 sq.ft
Total = 252 sq.m / 2724 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 May 2025. Photographs and videos dated May 2025.

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