



Stone Lane, Yeovil, Somerset

Guide Price
£950,000
Freehold

Symonds
& Sampson

ESTABLISHED 1858

An exceptional detached 4 bedroom 2 bathroom barn conversion set on a commanding site approaching 1 acre with arguably the best views for miles around. Double garage, two further storage/former stables and ample parking.

**Stone Lane,
Yeovil, Somerset,
BA21 4NU**

- Arguably the "Best Address in Yeovil"
- Exceptional Far Reaching views to Glastonbury Tor and Cadbury Castle
- Double Garage and Double Stable/Storage
 - 4 Bedrooms
 - 2 Bathrooms
- Grounds Just Under 1 Acre
- Cloakroom & Utility Room
- Fabulous Kitchen/Breakfast Room with Outstanding Views
- Viewing STRICTLY by appointment only

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Symonds & Sampson
01935 423526





A traditional barn conversion offering flexible modern open plan living with vaulted ceilings, wood burning stove, four bedrooms, main bedroom with en-suite, designer kitchen & bathrooms and utility/ boot room.

The kitchen enjoys a feature island, perfect for sitting and taking in the uninterrupted countryside views through the full-height glazed windows.

This property also includes an area of land which could be used as a small pony paddock, a large garden with planted trees, raised vegetable planters, garaging for 2 cars and stables, making it an ideal property for the outdoor lover be it gardening, roaming children or enjoying "the good life".

The former stables have been converted to provide garaging, storage and home workshop. The storage area could possibly be converted to provide further garaging.

The property also has a mobile home/caravan parking area directly behind the stables.



Situation

The Hayloft is perfectly positioned within magnificent open countryside on the very northern edge of the town enjoying some of the most breath-taking views in the South West particularly towards Cadbury Castle, hills and Glastonbury Tor.

Nearby Yeovil Country Park boasts 127 acres of beautiful countryside with its network of footpaths and waterways, riverside and woodland walks following the path of the River Yeo. The 20 acres that makes up Ninesprings is believed to have been developed as an ornamental park, for the Aldon Estate. You can enjoy plentiful walks leading to Aldon Park with wide open spaces, ideal for dog walking.

Ham Hill to the west of Yeovil is centred on a huge Iron Age hill fort and is popular for picnicking, walking and mountain biking in the grassy hollows of the old quarry workings. While the nearby historic town of Glastonbury is home to many myths, legends and of course the world-famous music festival, Glastonbury Tor can be seen in the distance from Stone Farm Barns.

Located on the edge of the popular South Somerset Market Town of Yeovil and close to the border of North Dorset, the area provides a comprehensive range of excellent shopping, business and cultural facilities along with a desirable collection of restaurants, public houses and cafés.

A real treat is 'The Trough' Farm Shop & Café which is just a 'stone' throw from Stone Farm Barns and easy walking distance. A delightful place to meet with friends

and family.

Yeovil is a very sporty town with a number of golf courses in the area, rugby union played at club level and Yeovil Town Football Club otherwise known as the Glovers.

There are extensive opportunities for equestrian sport and active sailing clubs are based at Sutton Bingham Reservoir and in the Chew Valley.

Being close to the borders of Dorset and the gateway to the Jurassic coast, you will find yourself within easy access to some of the most beautiful rural and coastal areas in the UK.

Yeovil has some excellent road and rail links across the south and to London, making this a very desirable countryside location. There are two mainline railway stations at Yeovil Junction and Pen Mill with frequent daily trains to Exeter, Bristol and London Waterloo. The town is also served by four international airports – Bristol, Exeter, Bournemouth and Cardiff, all within an hour's drive.

There is a wide choice of schools locally, both in the independent and state sectors. The nearby secondary schools include Bucklers Mead Academy, Westfield Academy and Preston School Academy along with Yeovil College of Further Education. There's Perrott Hill School, which comprises a Montessori nursery, pre-prep and prep school and other independent local schools include the Sherborne Schools, Millfield at Street, Hazlegrove, Bryanston, Wells and King's College Taunton.

Services

Mains water, gas, electricity and drainage. Gas-fired central heating.

Broadband - Ultrafast broadband is available. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker.
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Directions

what 3 words: ///bronzr.lunching.crash

Outside

The current owners have created a lovely garden including raised wooden beds for produce/shrubs and flowers together with strategic hedge planting and an orchard. Terracing encircles the property providing seating areas to take advantage of the 360-degree breath-taking views. Along the initial entrance drive the owners have planted considerable natural hedging defining the boundary.

There is a gated stone driveway providing ample parking/turning area adjacent to the property together with further gravelled and planted areas and an old water pump, in turn, leading to the garaging/storage.

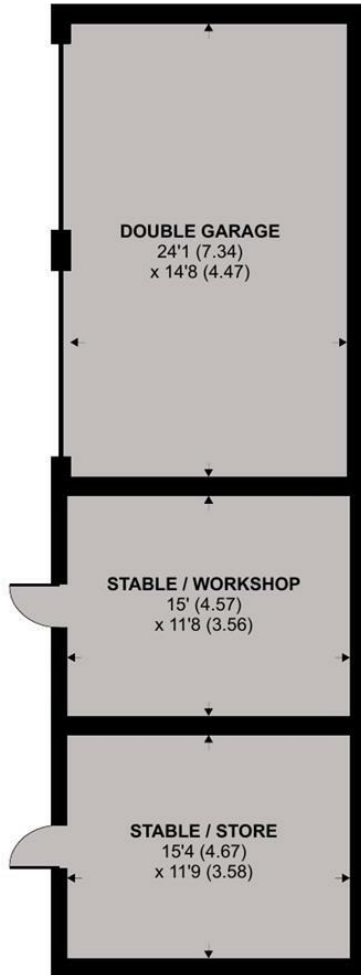
There is a DOUBLE GARAGE with individual electric doors and two further former stables which currently provide dry storage and workshop and could possibly be converted into further garaging. Power, electric, car charging point and security alarms fitted.



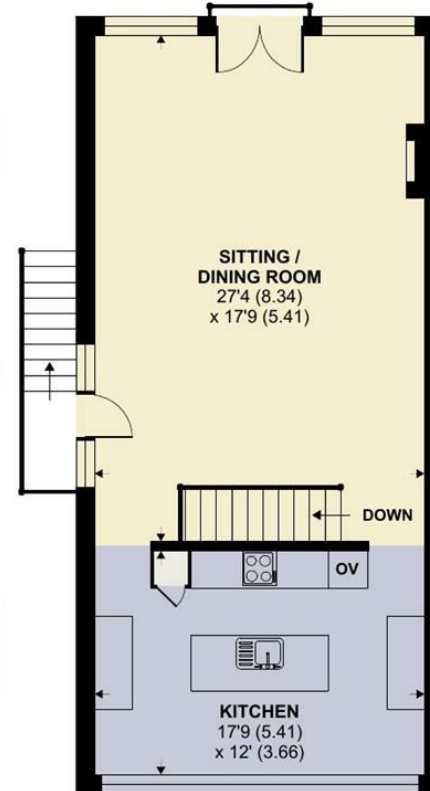


Stone Lane, Yeovil

Approximate Area = 1928 sq ft / 179.1 sq m
 Stable / Stores = 361 sq ft / 33.5 sq m
 Garage = 360 sq ft / 33.5 sq m
 Total = 2649 sq ft / 246.1 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



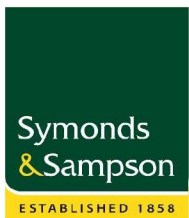
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1099883



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(1-20)		
Not energy efficient - higher running costs			
England & Wales		72	80

EU Directive 2002/91/EC

YEO/SH/22.04.2024



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