



Symonds
& Sampson

Wilfs Cottage

Park Lane, Barton St. David, Somerton,

Wilfs Cottage

Park Lane
Barton St. David
Somerton
TA11 6DE



- Sought-after village location
- Lovely character features
 - Four bedrooms
 - Three bathrooms
 - Three reception rooms
- Versatile and flexible accommodation
- Wilf's Other Cottage – additional two-storey cottage with further development potential (with planning permissions in place)
- Detached single-storey stone barn
 - Grade II Listed
 - 0.71 Acre Plot

Guide Price £850,000
Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

Entering Wilf's Cottage, the first thing that strikes you is the marvellous and original flagstones underfoot found throughout the majority of the ground floor. From a cosy breakfast room, doors lead to an oak country kitchen with appliances including an integrated dishwasher and a Rangemaster range cooker. A further door leads to a utility room with a Belfast sink, gas boiler and associated controls, a large cupboard housing the hot water cylinder, plus storage along with a separate cloakroom with WC and wetroom shower.

A further good-sized and comfortable living room leads from the kitchen and currently provides a versatile and useful family space. From the breakfast room, a further door leads into a cosy study, and from there, a small step leads up into a lovely dining room with the most wonderful example of a Georgian cast iron fire grate set in an original 17th-century limestone surround and inglenook fireplace.

An inner hallway links to the staircase and a comforting and peaceful sitting room with a wood-burning stove set in an enormous inglenook fireplace. An original stone curved staircase leads around the side of the inglenook and rises gently to the first floor and the principal bedroom, with another door leading to a large ensuite bathroom. A further three characterful bedrooms are also found on the first floor, one with an ensuite and a separate family bathroom. Ample and incredibly useful storage in the form of cupboards and shelving is found everywhere in the house.

All the rooms have views through the pretty windows over the traditional cottage gardens, open countryside, or village lane,





OUTSIDE

The lovely cottage gardens surrounding Wilf's Cottage are a mix of lawned areas with deep borders and established shrubs, hedging, orchard and a wild area with numerous productive old apple, plum and pear trees. There is a working 'well' in the grounds, and everywhere is planted with wonderful climbers and herbaceous plants. Here and there, plants happily self-seed, and there is the most delightful covered area at the rear of the cottage, providing the most attractive and sheltered seating spot - perfect for alfresco dining, whatever the British weather holds! There is a further paved patio area with plenty of space to relax, and access to the old barn (previously used as garaging) is from the rear lawn.

Wilf's Cottage is approached via timber entrance gates leading to a

gravelled parking area for a number of vehicles, plus an electric car charging point, and all are framed by mature and attractive trees.

Located to the side of Wilf's Cottage is Wilf's Other Cottage, which is a good-sized two-storey stone building complete with planning permission for conversion to additional accommodation. (Planning References to be found on Somerset County Council planning portal -08/02229/LBC)

The whole of the property is enclosed by original stone walling and established hedging and the orchard is securely fenced.

DIRECTIONS

From Keinton Mandeville (B3153) take Barton Road, Signposted to Barton St David. Pass down Peacock Hill and follow into Barton St

David Itself. Pass the recreation ground on your left, and take the turning right onto Mill Road and after a short distance turn left onto Park Lane. Follow for about 100 yards and the entrance lane will be found on your right hand side.

SITUATION

Located along a quiet lane in the popular village of Barton St David, Wilf's Cottage has undergone sympathetic improvements in recent years and is now a comfortable and spacious family home.

The village is set in the heart of Somerset and occupies a position close to the famous 'levels', with The City of Wells (England's smallest city) and the popular and colourful town of Glastonbury to the north, the Mendip Hills to the north-east and the Quantock Hills and Bristol Channel to the west. The village has a pub, a wonderful historic church,



a village hall and recreational amenities and is close to numerous highly-rated primary schools. The north and south coasts are also within reach, with the Jurassic Coastal towns of Lyme Regis and Charmouth about an hour away by car and the open beaches to the north of the county even closer for a perfect dog walk.

Just a short distance away sits the medieval market town of Glastonbury with its famous 'Tor', festival and ancient abbey ruins. The town is both colourful and historic and is rich with tradition and myth! It is busy and thriving, with numerous independent shops and cafes, plus a mix of regular local markets. Barton St David is also conveniently positioned between the popular nearby towns of Street (with Clarks Village outlet shopping), Taunton, Bruton, Yeovil and the City of Wells. Also within easy reach are popular venues such as Hauser & Wirth and

The Newt at Bruton, and highly acclaimed restaurants such as Osip and At the Chapel at Bruton, Holm at South Petherton and

The Queen of Cups at Glastonbury. There is also an excellent choice of independent schools for children of all ages, including Millfield, Sherborne School, Hazlegrove, Bruton Schools, Taunton School, Kings College and Queen's College.

Travel into and out of the area is made accessible by the close proximity of major roads such as the A303 and the M5. Train travel is also readily available with the main line station at Castle Cary only 15 15-minute drive away and a number of stations around a 30-minute journey such as Yeovil, Taunton, and Bridgwater.

SERVICES

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

Broadband - Superfast broadband is available.

Mobile signal/coverage - Available both indoors and outside (Information from Ofcom <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax Band: F

Flood Risk: Low

Grade II listed and lies within a conservation area.



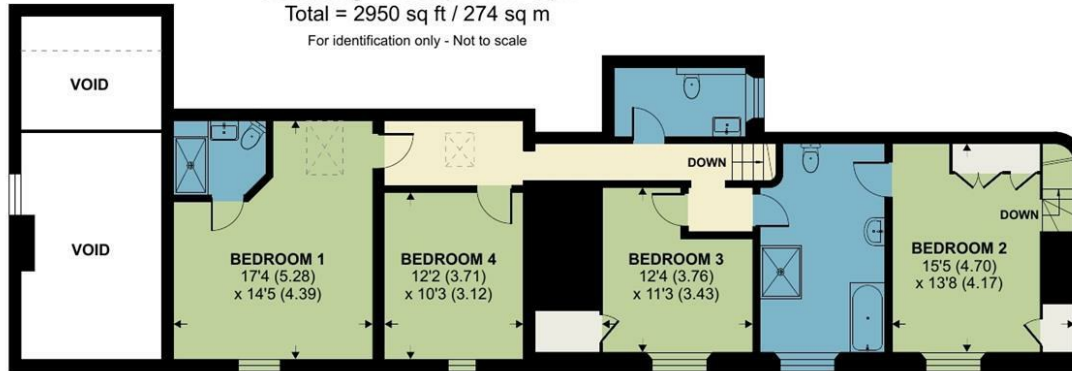
Park Lane, Barton St. David, Somerton

Approximate Area = 2501 sq ft / 232.3 sq m (excludes Void)

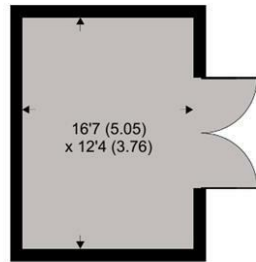
Outbuilding = 449 sq ft / 41.7 sq m

Total = 2950 sq ft / 274 sq m

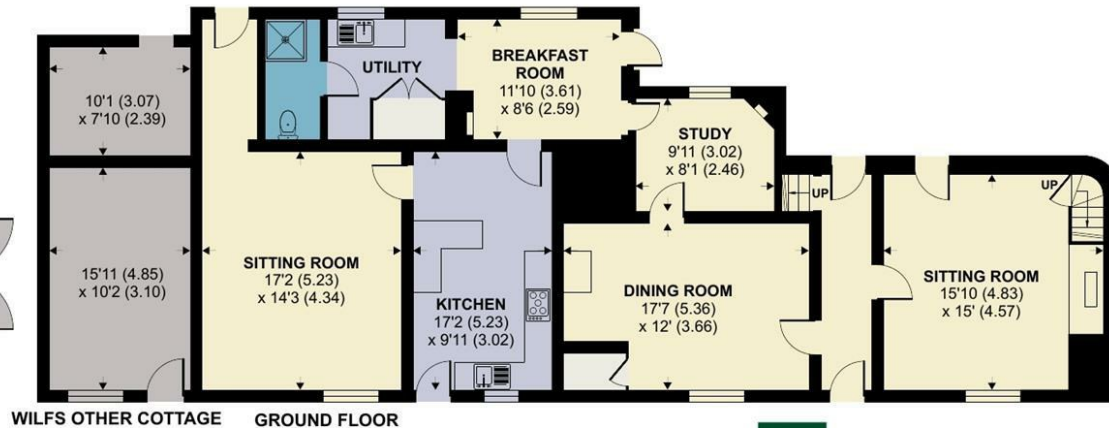
For identification only - Not to scale



FIRST FLOOR



OUTBUILDING

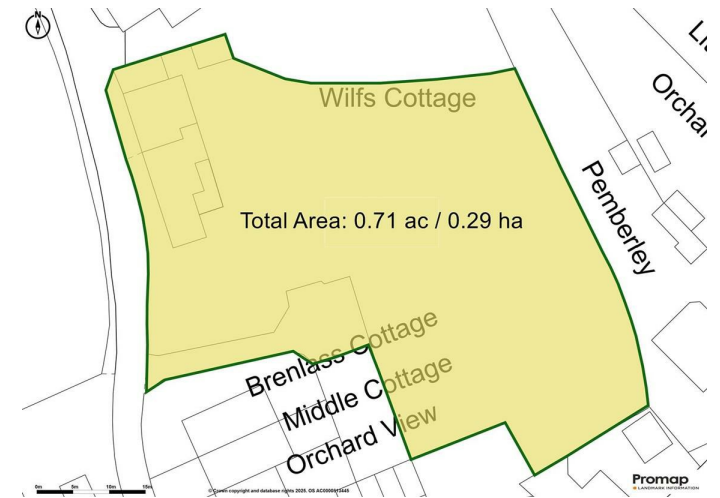


WILFS OTHER COTTAGE GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Symonds & Sampson. REF: 1083934



YEO/SH/04.04.2025



naea | propertymark
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT