

The Forge

Stone Farm Barns, Stone Lane, Yeovil, Somerset

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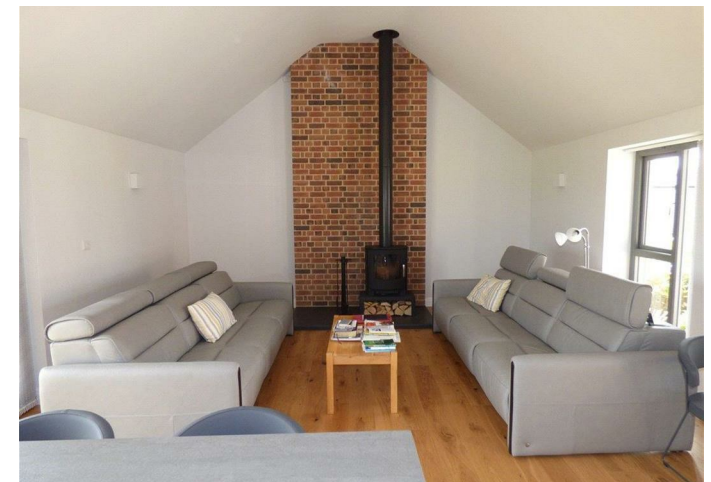
Stone Farm Barns
Stone Lane
Yeovil
Somerset
BA21 4NU



- Arguably the "Best Address in Yeovil"
 - Exceptional Far Reaching views
 - Exquisite Single Storey property
 - Double Garage/Car Port
 - Open plan living
 - Large Gardens

£2,500 Per Calendar Month

Yeovil Lettings
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THE PROPERTY

The site of the old stables has been stunningly transformed into an exquisite single-storey four bedroomed home built of brick and timber clad under tiled roof.

Through the full height glazed front door, you are welcomed into the large open-plan living with vaulted ceilings, designer kitchen, feature lighting and exposed brick feature wall with real wood burning stove.

Bifold doors extend the living area to a superb outdoor space at the rear of the property with uninterrupted countryside views as far as the eye can see. A separate utility and cloakroom can be accessed off the kitchen / living area.

The master bedroom enjoys wardrobe and en-suite bathroom, while the remaining 3 bedrooms share a family bathroom, individually designed to high specification.

The rent is exclusive of the following utility bills council tax, mains electric, gas, water and sewage , There is mobile coverage in the area, please refer to Ofcom's website for more details. As stated on Ofcom website Ultrafast broadband is available to the property via Openreach and Allpoints Fibre. There is a low risk of flooding as stated by the GOV.UK website. The property has tanked LPG heating and will be let unfurnished.

Available now for an initial 12 month tenancy
Rent: - £2500per calendar month / £576 per week
Holding Deposit - £576
Security Deposit - £2880
Council Tax Band - E
EPC Band - B

OUTSIDE

The beautifully landscaped courtyard gives a cottage garden feel with parking for two cars and a separate covered carport offers 2 further spaces and closed-door storage.

SITUATION

Stone Farm Barns is perfectly positioned within magnificent open countryside enjoying some of the most breath-taking views in the South West.

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 boarder 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.

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.

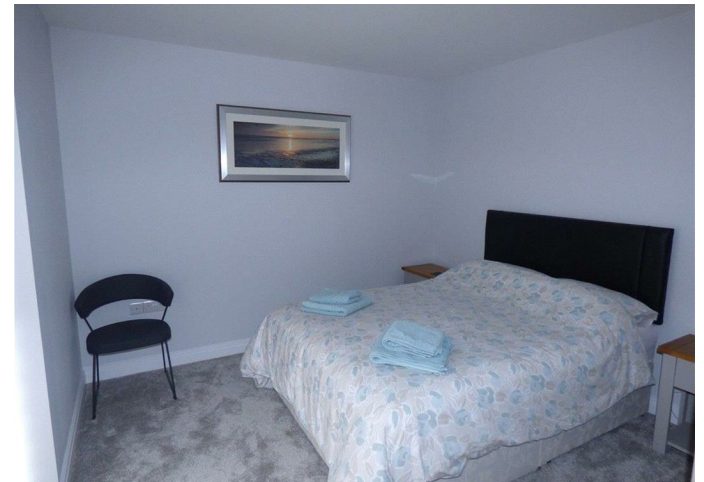
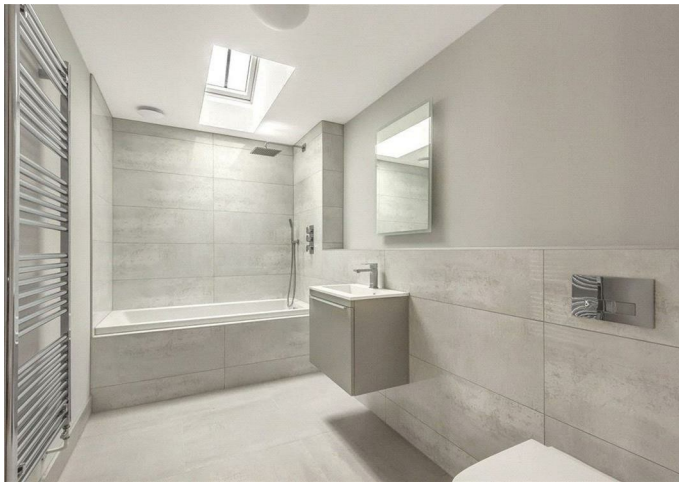
Being close to the borders of Dorset and the gateway to the Jurassic coast, you will find yourself within easy access to some of the most beautiful rural and coastal areas in the UK.

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.

DIRECTIONS

What3words:///clinic.below.lawful



Ground Floor

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A	82 90
B	



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