



STAGS
FOR SALE
01935 475000



Blair House

Blair House, Church Lane

Barwick, Yeovil, Somerset, BA22 9TE

Yeovil 2 miles. Sherborne and A303 6.5 miles.

A recently extended and greatly upgraded, four bedroom detached house located on the edge of the village with extensive parking, garage and home office/studio, all backing onto open fields. EPC Band D.

- Edge of Village Location
- Lounge/Diner and Garden Room
- Utility and Cloakroom
- Extensive Parking, Garage, Home Office/Studio
- Freehold
- Extended Family Home
- Kitchen/Breakfast Room
- Four Bedrooms and Bathroom
- Private Gardens Backing onto Fields
- Council Tax Band E

Offers In Excess Of £550,000

SITUATION

Blair House is located on the outskirts of the picturesque village of Barwick, close to the village church. The adjoining village of Stoford offers additional amenities, including a primary school and a public house. The area is surrounded by beautiful countryside walks, notably through Barwick Park with its four follies, which seamlessly connect to Ninesprings Country Park. The town of Yeovil lies within two miles, providing an excellent range of shopping, recreational, and educational facilities, as well as a mainline rail link to Exeter and London Waterloo.

DESCRIPTION

Blair House is an extended four-bedroom detached family home, constructed primarily of reconstituted stone beneath a tiled roof. The property features uPVC double-glazed windows and doors throughout, complemented by oil-fired central heating. Recent improvements include a fully refurbished kitchen/breakfast room and the addition of a stunning garden room at the rear, complete with bi-fold doors and two Velux windows, opening onto a sun terrace ideal for outdoor entertaining. The accommodation comprises four bedrooms and a recently modernised bathroom with a separate shower and cloakroom. Externally, the property offers extensive off-road parking for five to six vehicles, a single garage, and private enclosed gardens to the rear. A recently built, fully insulated office/studio enhances the outdoor space, along with a charming secret garden featuring a pergola, offering delightful views over the stream, open fields, and the village church.



ACCOMMODATION

The property is entered via a uPVC door into a welcoming entrance hall with a glazed side screen, tiled flooring, and stairs rising to the first floor. From here, a door leads to the kitchen and another to the living room, which features a bay window to the front, a rear window, and a recessed log burner set on a tiled hearth with a wooden overmantel. The adjoining dining area provides access to both the kitchen and the garden room, the latter boasting two Velux roof lights and bi-fold doors opening onto the sun terrace.

The kitchen/breakfast room is fitted with a 1¼ bowl porcelain sink with mixer tap, extensive worktops, and an excellent range of floor and wall-mounted cupboards and drawers. A breakfast bar with storage beneath and a selection of integrated appliances, including a Rangemaster stove with two ovens, grill, and six halogen rings with extractor hood, complete the space. Dual-aspect windows provide pleasant views, while tiled flooring continues through a glazed door to the rear hall, which includes additional worktop space, cupboards, and room for a large American-style fridge/freezer. A boiler cupboard houses the oil-fired boiler. The ground floor also includes a cloakroom with WC and wash hand basin, and a utility room with a stainless steel sink, worktops, cupboards, and space for a washing machine and tumble dryer, with glazed French doors opening to the rear garden.

Upstairs, the first-floor landing provides access to the roof void via a trap door with ladder; the loft is fully boarded and fitted with electric light. An airing cupboard houses the lagged hot water cylinder and shelving. There are four bedrooms, all with built-in wardrobes, with the two rear bedrooms enjoying views over the garden and open fields. The recently installed bathroom includes a panelled bath, separate shower cubicle, vanity unit, and fully tiled walls and floor, with a heated towel rail and rear-facing window. An adjoining cloakroom features a WC, vanity unit, tiled floor, and illuminated mirror.

OUTSIDE

The property is approached through a pair of five-bar wooden gates leading to a patterned concrete driveway, providing ample parking and turning space, as well as access to the garage, which has a metal up-and-over door, power, light, and a personal side door. EV charging point. The front garden is laid to lawn and enclosed by a stone wall with picket fencing, complemented by attractive flower and shrub borders. There is an outside light, electric sockets, and a water tap to the front. A side gate leads to a wood store and the oil tank, with additional sockets and a water tap.

The rear garden is fully enclosed and backs onto open fields. It features a paved sun terrace, perfect for outdoor entertaining, with lighting, electrics, and water supply, beyond which lies a lawned area. A recently installed home office/studio, fully insulated and accessed via double-glazed French doors with side windows, is connected to power and light. At the far end of the garden, a gateway opens into a delightful secret garden with a stream and a pergola with bench seating, offering idyllic views over the fields and towards the church. This area also includes an attractive rockery with well-stocked shrubs.

SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating.
Broadband: Standard, Superfast and Ultrafast (Ofcom)
Mobile Coverage: EE, Three, O2 and Vodafone (some service may be limited -Ofcom)
Flood Risk Status: Very low risk (Environment Agency)

VIEWINGS

Strictly by appointment through the vendors selling agent Stags, Yeovil Office. Telephone 01935 475000.

DIRECTIONS

From Yeovil take the A37 towards Dorchester. After approximately 1 mile at the roundabout with The Red House and Yeovil Rugby Club, take the first exit signposted Barwick. Follow the lane into the village, passing the church whereupon Blair House will be found a short distance along, on the right hand side, clearly identified by our For Sale board.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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