



WentWorth
Estate Agents



Church Barn Batcombe, Shepton Mallet, BA4 6HD

- Exceptional Detached Barn Conversion
- Five Bedrooms
- Three Receptions
- Three Bathrooms
- Garage and Outbuildings
- Driveway for Several Cars
- Stunning Gardens
- Beautiful Village Location
- EPC Rating - C

Price guide £2,300,000

Location

Batcombe is a small, pretty Village situated in the steep valley of the River Alham between Bruton and Shepton Mallet. The Village has a parish church, village hall and a popular, historic public house. The Village is surrounded by beautiful open countryside. There is a doctor's surgery and a pre-school in the neighbouring village of Evercreech. There are three primary schools within a three - mile radius of the village, with a secondary school in Castle Cary (71/2 miles) and state secondary boarding (Sexeys School) in Bruton. Nearby private schools include Hazlegrove, Kings Bruton and Bruton School for Girls, Port Regis, All Hallows and the Sherborne schools. The A303 (9 miles) provides a direct east/west route linking with the M3 to London and the M5 is also only 25 miles away. There is a mainline rail service from Bruton to London Paddington taking 2 hours and from Gillingham (14 miles) to London Waterloo taking about 2 hours. The local area is well renowned for its rolling countryside, whilst the nearby Town of Bruton has an eclectic mix of antique shops and independent retailers. Bruton's excellent dining options include the Michelin-starred Osip, The Old Pharmacy, At the Chapel, Briars, The Newt, Da Costa and Roth Bar and Grill at the must-visit Hauser and Wirth gallery.

Internal Descriptions

Internally, the property has been refurbished by the present owners, making the most of the substantial rooms across two floors. On entering the reception hall and boot room, the doorway opens into a large welcoming expansive kitchen/dining/family room with exposed wood flooring and a fitted kitchen with a long central island. At the far end of the room is a wood burning stove with an informal seating area for cosy winter days, whilst the dining area is covered by a glazed roof and wall to south west facing windows allowing light throughout the day.

The kitchen might be seen as central to this property but this a ruse - the two reception rooms off the kitchen are graciously designed and welcoming – both with unique design driven wood burner fireplaces. A door leads off from one of the reception rooms to a corridor, which offers a deceptively large ground floor annex that includes a generous double bedroom (allowing for a super king size bed). This bedroom has its own private patio. The annex has a large wet-room and kitchenette. The reception room off this annex can be easily divided into another very large bedroom whilst still offering a sizable living area and if wanted, another wood burner for this separate annex. Back in the main house, steps lead gently through a hall with a utility room off to the right as well as a cloakroom. The contemporary staircase leads up to the main bedrooms and an elegant large open landing. It leads at one side to the main bedroom with fitted wardrobes and leading through to a suitably large en- suite bathroom. The far side of the landing leads to the property's other three bedrooms. One with an en -suite bathroom. The further double bedrooms are served by a family bathroom.

External Descriptions

The property sits within 1.5 acres of grounds that surround the house. The grounds back onto the dramatic St. Mary the Virgin Church, a striking 14th -century landmark. A copse of mature trees and a charming orchard enhance the setting, while the south facing garden features a gravelled area, perfect for outdoor entertaining. The gardens are surrounded by a vibrant mix of mature Mediterranean trees alongside colourful cottage garden planting, creating a truly pictureqsque and tranquil atmosphere. The adjacent steps rising up to a large grassed area planted with a mixed orchard of apples, pears and plums and a stand of broadleaf trees. There is also an outbuilding that presently provides garaging and a storage. This building could easily be converted to also house a home office and gym.

Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

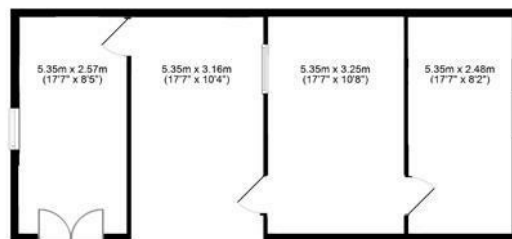
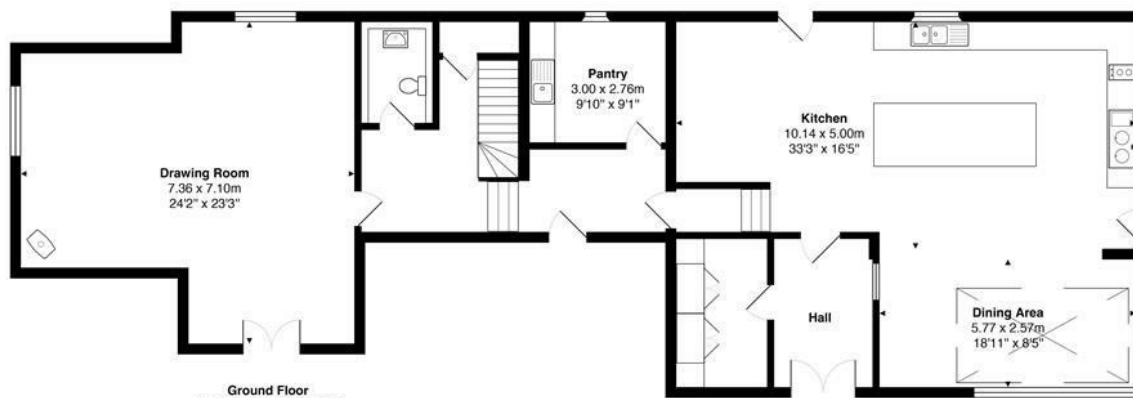
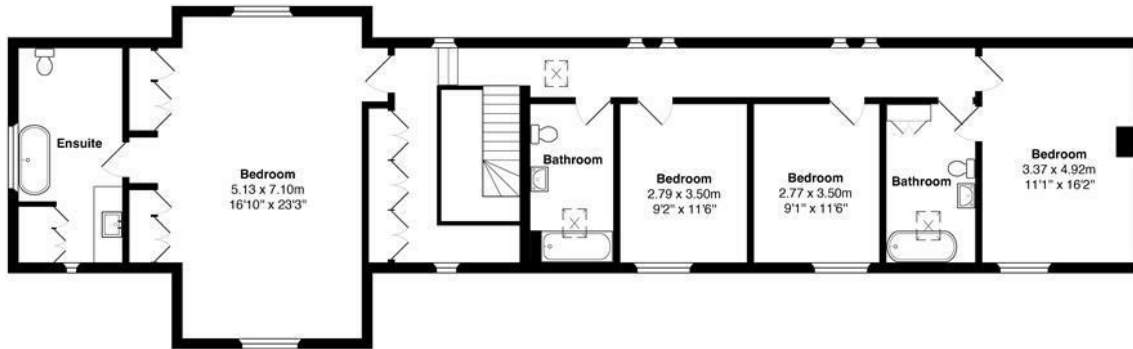
Additional Information

Tenure - Freehold

Council Tax Band - G

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

Church Barn, Batcombe

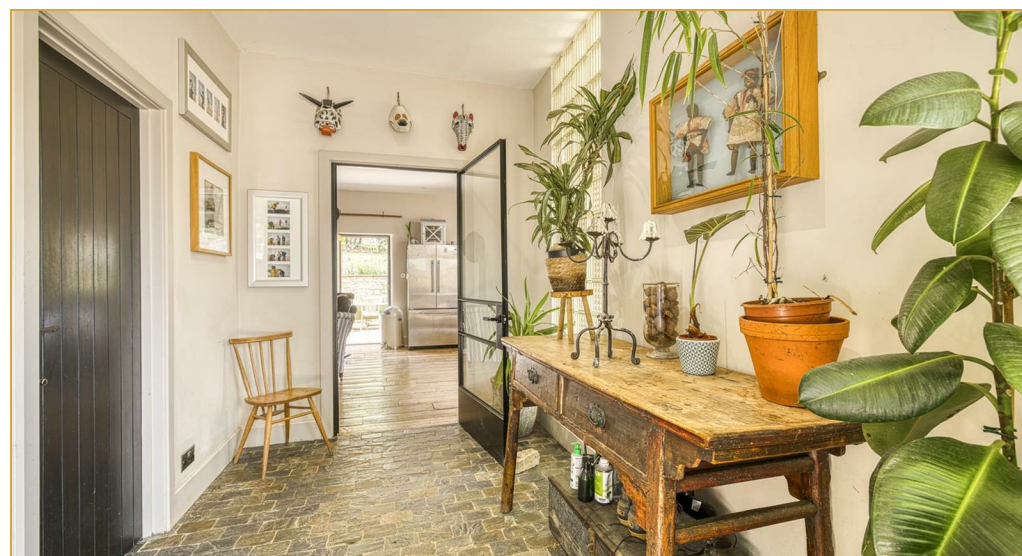


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Approximate gross internal floor area of main building - 391.8 m² / 4,216 ft²

This floor plan provided by Home Circle Property is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or misstatement Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing/letting agency and should not be relied upon. If there is any area where accuracy is required please contact the appropriate agent for clarification
Plan produced using PlanUp.





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