



# Ladyships Barn, North Cadbury, Yeovil BA22 7DR

£3,500 per calendar month. Available from July 2024

Fowler Fortescue  
RURAL ASSET MANAGEMENT



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A beautiful barn conversion renovated to an excellent standard throughout, situated in the sought-after village of North Cadbury.

| Sitting Room | Dining Room | Snug | Office | Kitchen/Breakfast Room | Utility Room | Downstairs WC | Five Bedrooms | Family Bathroom | Three en-suite Shower Rooms | Self Contained Sitting room with kitchenette and Bedroom with en suite shower room | Double Garage | Wrap around lawns with terrace | Private Parking for several vehicles |

## Description & Location

Beautiful barn conversion offers well appointed light and spacious accommodation. Lying within private farmland in the sought after village of North Cadbury, the property offers far reaching views over the surrounding countryside. Solar electric supply. Underfloor heating to ground floor. Oil heating to first floor.

## Situation

Ladyships is a beautiful barn conversion renovated to a high standard. The well designed property sits in its own wrap around garden with parking, adjoining Cadbury Court. North Cadbury benefits from an excellent primary school. There are great transport links to London to the East and Exeter to the West via the A303. The nearby towns of Castle Cary and Sherborne offer direct lines to London (Paddington and Waterloo respectively). Wincanton (3 miles) and Sherborne (6 miles) boast a range of supermarkets, independent shops, bars and restaurants and leisure facilities.

Hazelgrove Preparatory School is less than 4 miles from Ladyships with Kings Bruton, Leweston, Millfield and Sherborne Schools all within easy distance.

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### Accommodation

ENTRANCE HALL  
With DOWNSTAIRS WC/CLOAKROOM.

KITCHEN/BREAKFAST ROOM  
A bright room with fitted shaker style units with built-under double oven, ceramic hob, integrated wine fridge and space for a dishwasher. Double French doors lead out into the garden.

UTILITY ROOM leads through the integral DOUBLE GARAGE

From the kitchen, you access the DINING ROOM which in turn opens out into the double height

SITTING ROOM with wood burner and double French doors to the garden. There is an internal audio system to the ground floor.

Separate doors lead to the OFFICE with garden door and SNUG.

Stairs lead from the sitting room to a DOUBLE BEDROOM with EN SUITE BATHROOM including separate shower cubicle.



From the ENTRANCE HALL, lead the stairs to the first floor comprising of TWO DOUBLE BEDROOMS both with EN SUITE BATHROOMS, TWO SINGLE BEDROOMS and a FAMILY BATHROOM.

The gardens of approximately one third of an acre are laid to lawn with terrace area, ample parking and double garage.

### Services

The property is served by biotechnical oil central heating with underfloor heating downstairs and conventional radiators upstairs.

### Council Tax

Band G – South Somerset District Council.

### EPC

The property has an EPC rating of E53.

### Pets

By negotiation with the Landlord.

### Availability

The property is available from July 2024 for a minimum period of twelve months.



### Terms & Fees

The rent is £3500 per calendar month exclusive of council tax and all utilities, payable in advance by direct debit. Security Deposit of £4038

**Viewing** strictly by appointment through Fowler Fortescue's office on 01747 356099

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.