

# LODESTONE



*Dove Barn, Barton St. David*









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TA11 6GS

Guide Price: £1,350,000

5   
Bedrooms

4   
Bathrooms

4   
Receptions

## PROPERTY FEATURES

- Characterful Barn Conversion
- Idyllic location
- Five bedrooms
- Four reception rooms
- Separate Studio
- Stone outbuildings
- Approx 3.6 acres
- Tree lined gravel drive









Dove Barn is an elegant barn conversion discreetly positioned in the heart of unspoilt rural Somerset. With five bedrooms, three reception rooms, expansive gardens and breathtaking views, Dove Barn is a gateway to an idyllic family lifestyle offering timeless country living.

Approached by a gravel drive with sweeping views of the converted Teasel Barn and surrounding countryside, creating an immediate sense of arrival. The formal entrance to Dove Barn is via a pretty porch - a fitting space for the ritual removal of muddy boots and coats. The open plan kitchen / dining and casual living area is to the right; bedrooms, formal sitting room and sunroom to the left.

Touches of historical charm have been cleverly incorporated in the conversion and are present throughout with original panelling from the Teasel Barn, beams and a harmonious blend of flagstone and timber flooring. These features are complemented with modern enhancements and present a wonderfully accomplished and considered conversion.



The ground floor features three bedrooms all with ensembles providing the flexibility for selecting rooms as required or indeed utilising for a home office, library or separate music room, as desired. On the first floor, two further bedrooms enjoy the air of a private apartment or wing. Both are generous doubles: one south-facing with full-height windows, the other positioned to the north with bespoke cabinetry and sweeping views to Glastonbury Tor. These rooms share a well-appointed family bathroom.

The kitchen is a picture of country charm with wooden cabinetry and flooring and with all the trimmings one would expect in a property of this calibre. Including granite work tops, integrated appliances such as electric induction hob, oven and grill and dishwasher plus a large pantry. The adjoining dining area is exceptionally spacious, with two sets of French doors opening onto the south-facing terrace, ideal for al fresco entertaining.









A comfortable and cosy snug enjoys a northern aspect and features a log burner. The entire space is awash with natural light, affording an incredibly comfortable living space to be enjoyed on family occasions, festivities, entertaining and more intimate suppers alike. A utility room is conveniently located adjacent to the kitchen with space for washer / dryer, access to the rear garden and parking area, and a separate WC/ cloakroom.

The more formal living area is found at the other end of the barn and is a space of true distinction. Dual aspect, drawing in light from both south and north, creating a vast room in size and in brightness while French doors open onto the gardens, creating a seamless connection with the outside. A log burner provides warmth and further atmosphere on cooler nights. Beyond the sitting room lies the wonderful addition of a sun room. With bi-folding doors on three sides, underfloor heating and captivating views from every vantage point - this room is spectacular.

### Outside

Dove Barn is approached by a private, tree-lined gravel drive, flanked by mature planting and benefitting from an EV charging point and parking for several vehicles.

The formal gardens sweep around Dove Barn and feature lovely lawns, mature beds of shrubbery, pretty perennials and is framed by hedging of beech, hornbeam and partial stone walling. Rowan trees line the drive and honeysuckle and chocolate vines drape the blue lias stone barn walls. At the centre of the lawn, a splendid walnut tree stands as a quiet sentinel.

Adjacent to the sun room, a broad terrace provides an idyllic setting for long summer lunches or evenings under the stars, bordered by raised beds overflowing with seasonal colour and enjoying uninterrupted views of the surrounding countryside.





At the entrance to the drive, a former stable block has been thoughtfully reimagined to accommodate a variety of uses. One section now features a wonderfully bright studio with power, water and underfloor heating. Another is insulated and utilised as a walk in wine store. A further stable is now an insulated home gym. Two further sections remain open to the eaves, offering potential for further enhancement, subject to the necessary consents. This building enjoys its own parking area and is set well apart from the main residence, affording privacy and versatility. A further garden shed, raised garden beds and productive fruit trees such as plum, quince, pear and apple offer a productive rural lifestyle.

A paddock of approximately 3 acres with separate access to the lane sits on the northern side of the property with post-and-rail fencing and mature beech hedging delineating this pastoral space from the formal gardens.

### Situation

Dove Barn is part of a small cluster of properties which together form the Gosling Street Hamlet located a short distance from the active villages of Barton St David and Keinton Madeville. Situated on a no through road, Dove Barn enjoys a uniquely peaceful and rural location.

Somerton offers all the usual amenities of a market town, bars/restaurants and has a small independent supermarket. There are good transport links to London and the South west via the A303. Castle Cary railway station, just 6 miles away, offers an excellent direct rail service to London in less than two hours. Many of the area's best known independent schools are within easy commuting distance including Millfield, Kings Bruton, Wells Cathedral School, Downside, Hazelgrove and All Hallows. There is a local state primary school at Keinton Mandeville, plus state secondary school at Ansford and the very popular Sexeys School in Bruton

**Post code:** TA11 6GS

**What.3.Words:** ///saddens.strong.hoot



## MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

### PART A

**Local Authority:** Somerset Council

**Council Tax Band:** G

**Guide Price:** £1,350,000

**Tenure:** Freehold Property

### PART B

**Property Type:** Link-Detached

**Property Construction:** Standard

**Number and Types of Rooms:** See Details and Plan, all measurements being maximum dimensions provided between internal walls

**Electricity Supply:** Mains Supply (Solar Panels are owned)

**Water Supply:** Mains Supply

**Sewerage:** Mains Drainage

**Heating:** Oil Fired central heating

**Broadband:** Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

**Mobile Signal/Coverage:** Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Parking:** For several vehicles. EV charging point included.

### PART C

**Building Safety:** The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

**Restrictions:** We are not aware of any significant/material restrictions, but we would recommend you review the Title/deeds of the property with your solicitor.

**Rights and Easements:** Documents explaining the rights of way and easements over the property, can be requested from Lodestone.

**Flood Risk:** According to the GOV.UK flood map. the property is at very low risk from flooding from surface water, sea or rivers.

**Coastal Erosion Risk:** N/A

**Planning Permission:** We are not aware of any undecided planning applications within the vicinity of the property but this may alter at any time

**Accessibility/Adaptations:** N/A

**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:** D

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

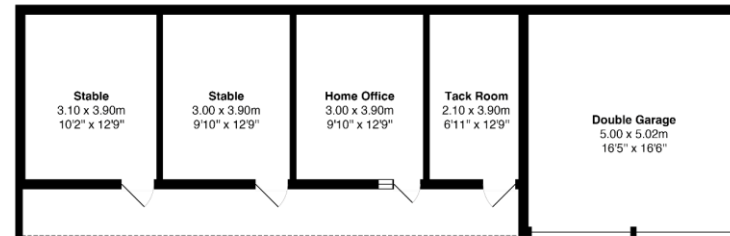
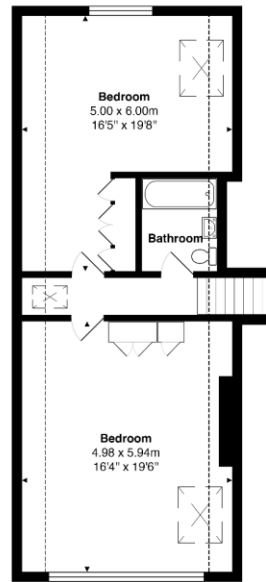




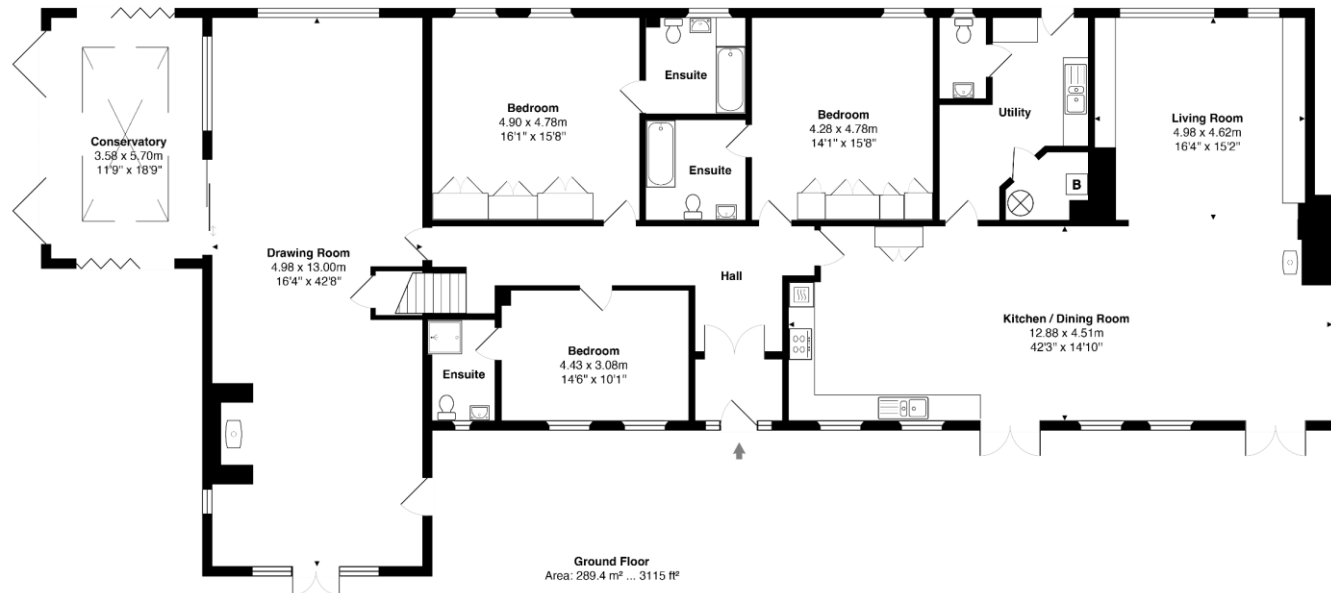


## Dove Barn, Barton St David

Approximate gross internal floor area of main building - 354.9 m<sup>2</sup> / 3,820 ft<sup>2</sup>



Area: 71.6 m<sup>2</sup> ... 770 ft<sup>2</sup>



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.



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