

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



PERRY BARN, EAST COMPTON, BA4 4NR



**PERRY BARN,
EAST COMPTON, BA4 4NR**

A charming and beautifully renovated 3-4 bedroom barn conversion set in a picturesque countryside location at the end of a private lane, between Castle Cary and Wells.

The property has been extensively restored and improved with high quality accommodation including an open-plan kitchen dining room, sitting room, utility, wet room, three double bedrooms, two en-suite bathrooms and a fourth bedroom or study.

There is parking, a carport, workshop and a low maintenance, courtyard garden.

Accommodation

Perry Barn is a fabulous property enjoying excellent privacy and tranquility, being well-away from the road. The property is exceptionally low maintenance and would be an ideal countryside bolt-hole, holiday let, or indeed a home.

The current owner has sympathetically updated and upgraded the accommodation to excellent standards throughout, and also reconfigured the ground floor accommodation to better suit modern day living. The ground floor living area is now a large open plan room with a kitchen and large dining area. Rustic parquet brick flooring spans the room and a wood burner offers a focal point. The kitchen itself has a baby blue electric Aga, complimenting blue units with stainless steel surfaces an additional electric oven with induction hob above. There are exposed ceiling beams above the kitchen and dining areas, and a high vaulted ceiling above the reception area. To the left hand side of the wood burner, a set of French doors lead directly out to the courtyard. Adjoining the kitchen, there is a utility room with a Belfast sink and further units, as well as a side door also leading to the courtyard. At the end of the utility room, there is a ground floor wet room.

Directly above the kitchen, there is an impressive first floor, mezzanine sitting room with a beautiful, circular picture window looking out over the countryside to the rear.





The bedroom arrangement at Perry Barn is flexible to suit a range of buyers and family or guest arrangements. The master bedroom is located along the gallery from the sitting room and this room has a stylish en-suite bathroom with a walk-in shower, heated towel rail, basin, and WC. A bath is currently in situ within this en-suite and the owner intends to keep the unit and replace it. Doors from the en-suite and the bedroom itself lead to a dressing area with built-in storage which subsequently leads to another bedroom which could equally be used as a study or cot room.

There is another bedroom on the first floor which leads off the sitting room, and the main guest bedroom is located on the ground floor. This bedroom is well-proportioned and enjoys the use of another beautifully fitted en-suite with a bath, basin, and WC.

Outside

A shared approach driveway leads up to the barn which is set in a small enclave of similar barn conversions. In front of the barn, there is parking and an adjoining cladded carport.

The courtyard is fully enclosed by a low stone wall and higher hedgerow, offering excellent privacy. It is laid to a mixture flagstones and gravel for low maintenance while retaining the character that you would expect from a period property. A door from the courtyard leads into a workshop behind the carport.

Services

Mains electricity, and water. Oil-fired central heating. Private drainage.

Tenure: Freehold.

Energy Performance Rating: D

Council Tax Band: E





About the area

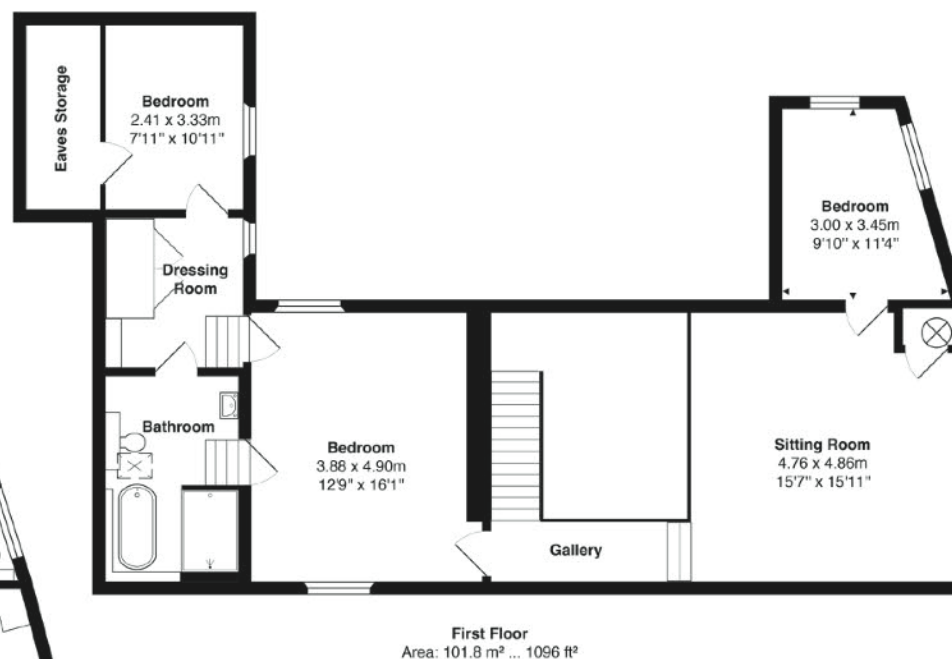
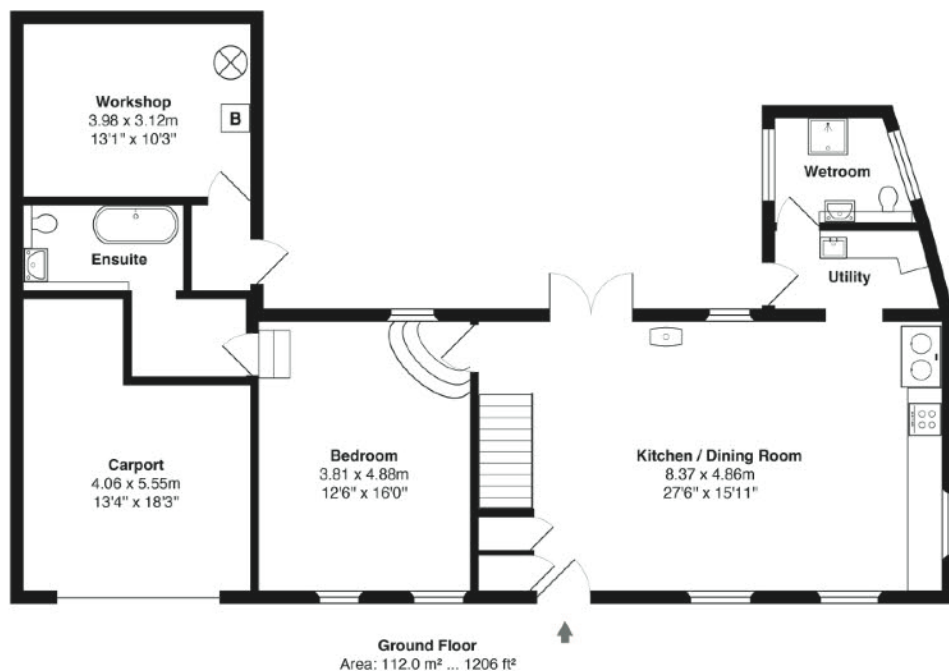
East Compton is a small hamlet of high value properties near the popular village of Pilton which has a church, pub, village hall, recreational ground with sports pavilion and a very active community.

It's in an area of beautiful countryside between Wells, Glastonbury, Shepton Mallet and Castle Cary. All provide a wide range of amenities including a Waitrose store in Wells and a Railway station in Castle Cary with a fast train to London Paddington (under 2 hours).

Bath and Bristol are both within about 45 minutes drive to the north and the A303 to the south gives a good road to London.



**Perry Barn,
East Compton**



Approximate gross internal floor area of main building - 213.8 m² / 2,302 ft²

IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.