

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



BARBERRY, HIGH STREET, WEST LYDFORD, SOMERTON TA11 7DB







**BARBERRY,  
HIGH STREET, WEST LYDFORD, SOMERTON TA11 7DB**

A charming four-bedroom property with exciting potential to significantly extend, along with beautiful mature gardens, in the heart of this sought-after Somerset village, set between Somerton and Castle Cary.

Barberry has spacious accommodation including porches to the front and side, sitting room, dining room, kitchen breakfast room, study, ground floor shower room, four bedrooms and a family bathroom.

There is ample parking, a detached garage and magical gardens extending to nearly half an acre.

**Accommodation**

The current owner's of Barberry have lived in the property for 40 years which stands as testament to what a lovely family home this is. The original house is mentioned in the Victoria History of Somerset Volume 10 as likely to date back to the 17th Century, though the house has been much altered with Victorian and later additions.

Barberry is set back from the village lane behind a low stone wall with a picket gate, leading to a path that reaches the front porch. With space to hang coats and other useful storage, this opens out into the wonderful sitting room via an internal door. The spacious room is flooded with light from the pleasant front facing outlook, as well as having character features including parquet flooring, a Jetmaster fire accompanied by a bread oven, 17th Century ceiling beam and interesting cantilevered stone staircase.

Off the sitting room are doors into the study, dining room, and a third that has cleverly been converted into a full height bookcase. Within the study, there is timber panelling, exposed original stonework and a quaint window seat. At the opposite end of the sitting room is the dining room. seating 8-10 guests when entertaining, it also has a large south facing sash window with a continuation of the parquet floor.

At the back of the house there is a very social kitchen breakfast room which enjoys a lovely outlook over the garden as well as having a good range of fitted units, an integrated electric oven and induction hob, plus an integrated microwave combi oven, and space for a breakfast table. To the side of the kitchen, the recently added side porch has large built-in storage cupboards a modern glass door and stable style internal door. This is the most frequently used entrance to the house given its proximity to the parking area.









Completing the ground floor accommodation, there is a rear lobby to the back door, access to the newly installed and upgraded boiler and a useful ground floor shower room.

Leading upstairs from the sitting room, there are four bedrooms, three of which being double rooms. The principal bedroom has ample fitted storage, including a walk-in wardrobe and available access to the single room if chosen to be re-opened. The guest bedroom, at the back of the house has a dedicated wash basin, built-in wardrobes, as well as excellent views over the grounds of the property and fields beyond. At the entrance to the single bedroom is a versatile space, currently used as a hobby room, with built in airing cupboards. The well-proportioned family bathroom has been recently updated with a Mira electric shower above the bath, alongside the WC and basin.

### Outside

The gardens at Barberry are a gardener's paradise. The current owner's have spent decades establishing the external areas of the property with varied deep borders, thick hedgerows, productive vegetable patches and most impressive of all: a rose garden set into the site of the former swimming pool. Entering the property from the village lane, a gated driveway leads into the parking area where there is a detached garage and associated space that could allow for the cottage to be further extended. Behind this are two useful garden sheds, and there are several more spaced around the grounds.

Leading directly from the backdoor, is an outside sheltered canopy with space to store recycling and garden paraphernalia, as well as housing the recently installed bunded oil tank. Throughout the grounds are many places in which to sit and enjoy the garden at Barberry, including a lovely decked terrace and summerhouse overlooking the rose garden, and another underneath the shelter of the former privy which has since been converted into a very pleasant and characterful stone outbuilding. Surrounding the grounds there is an excellent array of mixed hedging including neatly manicured cypress, beech, yew and laurel. In addition, there are lovely blossoming apple trees, young silver birch, and other mature trees and shrubs interspersing the grounds. The apple trees are just one example of the productivity with the gardens, there are fruit and vegetable cages and raised beds plus a greenhouse for almost full self-sufficiency. Another romantic feature of the gardens which the grandchildren have loved over the years is the leat which crosses the property and over which there is a wooden footbridge. The rest of the gardens are laid to spacious lawns, ideal for pets and children.

The property lies within the curtilage of the village and there is considerable scope for external development/extension to take Barberry onto its next chapter in history, should a future owner so desire (subject to any necessary planning permissions).









**About the area**

*West Lydford is a small Somerset village in beautiful countryside between the towns of Wells, Somerton, Glastonbury and Castle Cary. The major towns of the area, being Bristol, Bath, Taunton and Yeovil, are all within commuting distance and Castle Cary station (15 mins) has a main rail line to London. There are good state and independent schools close by including a number of primary schools, Millfield, Strode College, Wells Cathedral, Downside, Hazelgrove and the Bruton and Sherborne schools.*

*The villages of East and West Lydford are centred on the active Parish Church, Parish Hall and bridges over the River Brue and have a very active community with a good number of societies and organisations. Within a few minutes' walk is a small local supermarket and filling station which also provides newspapers, off licence etc. and an excellent local pub.*

*In the local area extensive cultural, social and sporting activities with most needs are catered for. The village is situated away from the main road in beautiful countryside which is very accessible with many footpaths and bridleways which run through meadows, orchards and woodland.*

**Services**

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

The central heating was upgraded in 2020 with a new Grant Vortex Oil Boiler which has been regularly serviced.

There is FTTC Broadband connected to the study offering high speeds of up to 900 Mbps available.

Tenure: Freehold.

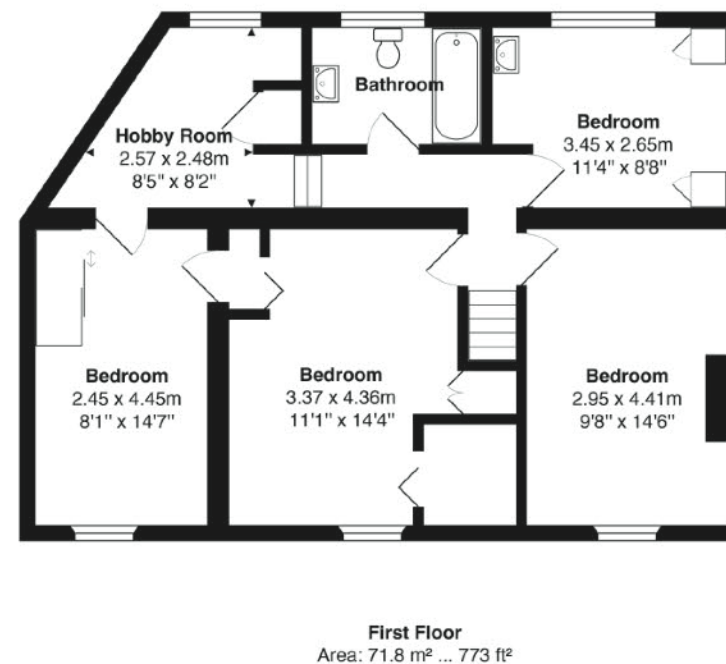
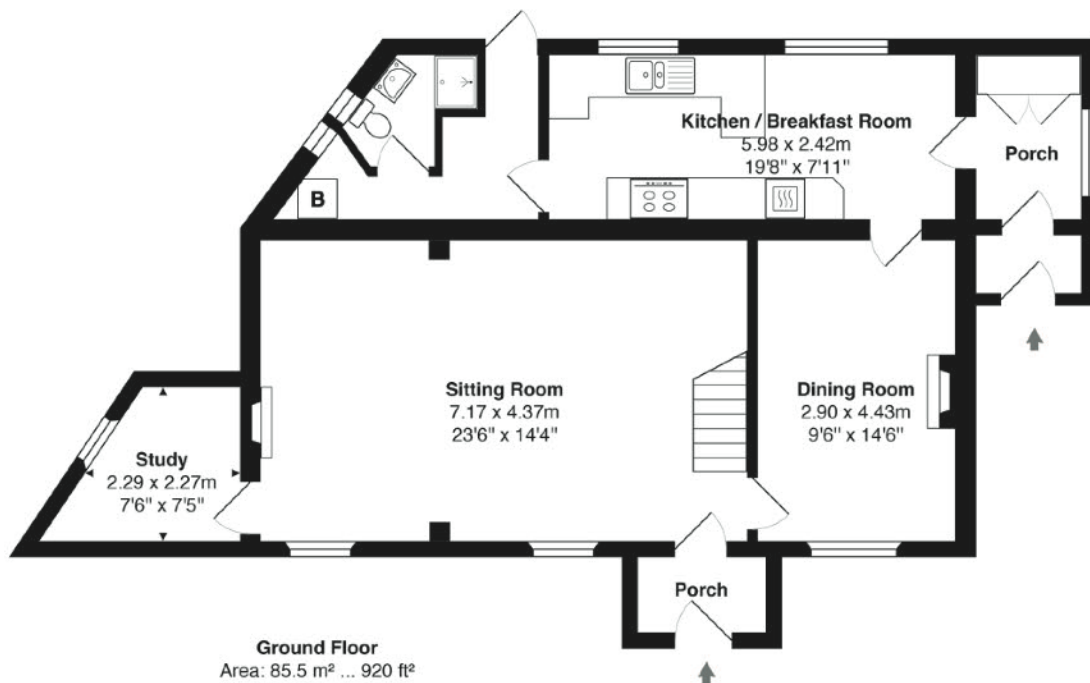
Energy Performance Rating: TBC Council Tax Band: F





## Barberry, West Lydford

Approximate gross internal floor area of main building - 157.3 m<sup>2</sup> / 1,693 ft<sup>2</sup>



**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.