



Symonds
& Sampson

5 School Cottages

Barwick, Yeovil, Somerset

5 School Cottages

Barwick
Yeovil
Somerset
BA22 9TH



- Character Property
 - Large Gardens
- Covered Bar/BBQ Area
- Private Off Road Parking
 - Viewing Advised
 - Grade II Listed
 - Village Location

Offers In Excess Of £260,000
Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

This delightful cottage offers a unique blend of historical character and modern convenience. Built in 1840, the property boasts a rich heritage, making it a perfect choice for those who appreciate the charm of pre-1900 architecture.

The home features a welcoming sitting room with exposed hamstone walls and a multi-fuel burner, ideal for relaxing or entertaining guests. The three well-proportioned bedrooms offer ample space for families/couples alike or those looking to create a comfortable home office or indeed retire to the West Country. The charming bathroom features a roll top bath and a separate shower catering to everyday needs.

In summary, this cottage presents a wonderful opportunity to own a piece of history in a lovely community. The charming features, practical layout and convenient parking are sure to attract those seeking a comfortable and characterful home.

ACCOMMODATION

The accommodation comprises a front entrance to a sitting room with original flagstones. These continue into the fitted kitchen / Breakfast room with integrated fridge and freezer and freestanding dishwasher. The utility room porch conveniently offers space for a washing machine and tumble dryer. From the kitchen, the curved staircase leads to the first-floor landing featuring a handcrafted stained-glass window. Upstairs, three bedrooms are complemented by a period-style oak-floored bathroom.

OUTSIDE

The property is set back off a quiet lane in Old Barwick, accessed through a wooden five-bar gate leading to off-road parking with a latch gate to the enclosed front garden.

The ninety-foot west-facing front garden is predominantly lawn with an herbaceous border running the full length on one side and a gravel path leading to the house on the other. Nestled within the trees and mature shrubs is a quaint arbour, a perfect seating area to enjoy the countryside views.

The sixty-foot east-facing rear garden is designed into three separate zones, a secluded gravel courtyard containing a timber pergola and framed planting area. Perfectly positioned to bathe in the morning sunshine. Steps lead up to a lawned area, whilst beyond is an outbuilding which, on one side, houses a useful storage and workshop room and on the other, an eating and entertainment bar area illuminated by the Somerset evening sun.

SITUATION

Barwick, being on the Somerset/Dorset border, provides the opportunity to experience country living and village life, yet still within a stone's throw of the regional centres of Yeovil, Sherborne and Dorchester.

Nearby Yeovil Country Park boasts 127 acres of beautiful countryside with its network of footpaths and waterways, riverside and woodland walks following the path of the River Yeo. The 20 acres that make up Ninesprings is believed to have been developed

as an ornamental park for the Aldon Estate. You can enjoy plentiful walks leading to Aldon Park with wide open spaces, ideal for dog walking.

Yeovil has some excellent road and rail links across the south and to London, making this a very desirable countryside location. There are two mainline railway stations at Yeovil Junction and Pen Mill with frequent daily trains to Exeter, Bristol and London Waterloo. The town is also served by four international airports – Bristol, Exeter, Bournemouth and Cardiff, all within an hour's drive.

DIRECTIONS

What3words:

///bulb.types.price

SERVICES

Mains water, drainage and electricity.

Modern Infrared electric heaters, which hang discreetly as wall art and a mirror.

MATERIAL INFORMATION

Flood Risk: Very Low

Council Tax Band: C

Grade II Listed



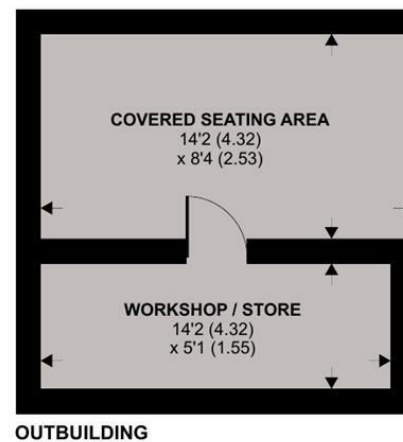
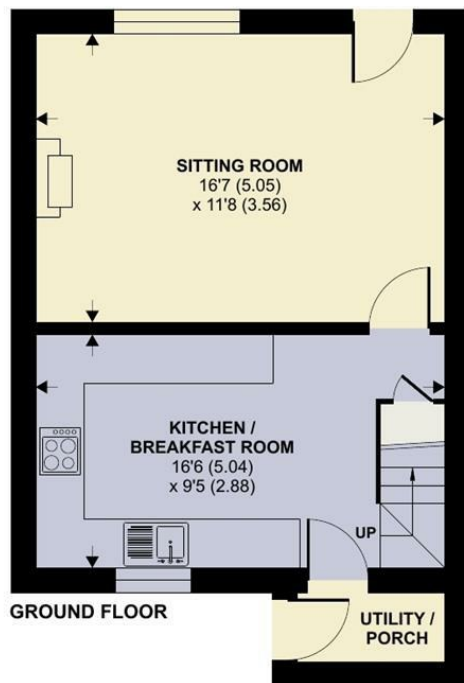
School Cottages, Barwick

Approximate Area = 739 sq ft / 68.6 sq m

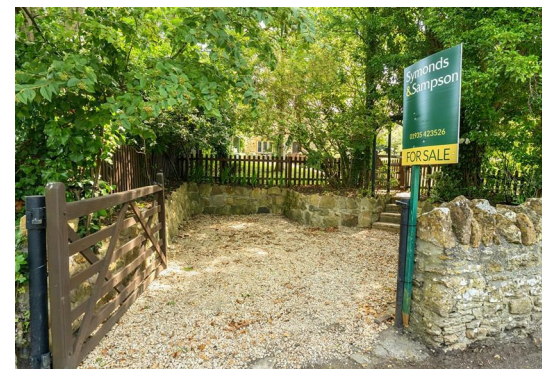
Outbuilding = 72 sq ft / 6.6 sq m

Total = 811 sq ft / 75.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1478898



YEO/SH/23.06.2026



01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT