



Potters Well

Garston Lane, Marston Magna, Yeovil, Somerset

Potters Well

Garston Lane

Marston Magna

Yeovil

BA22 8DN

A charming and well-positioned home set along a quiet no-through lane, offering spacious and versatile accommodation. The property benefits from a generous plot with landscaped gardens, ample parking and outbuilding with potential for conversion subject to the necessary permissions. Enjoying a peaceful rural setting, it remains within easy reach of local amenities and nearby towns.



- Three bedroom barn conversion
 - Two reception rooms
 - Highly sought after location
 - Situated on a no through road
 - Large south facing garden
- Outbuilding offering potential for conversion subject to the necessary permissions

Guide Price **£525,000**

Freehold

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THE DWELLING

Formerly an outbuilding to the neighbouring property, this three bedroom barn conversion offers well-presented and characterful accommodation, situated in a highly sought after location along a quiet no-through country lane. The property further benefits from a generous plot with thoughtfully landscaped gardens and a substantial outbuilding, offering excellent potential for conversion, subject to the necessary consents.

ACCOMMODATION

The property is accessed via an entrance hall, which provides a natural division between the living accommodation to the left and the bedrooms to the right.

From the hallway, the spacious living room is centred around a feature fireplace and enjoys access to the conservatory. The dining room is positioned adjacent to the kitchen and also benefits from access to the conservatory, creating an excellent flow for both everyday living and entertaining.

The kitchen is well-appointed to cater to all culinary needs, offering ample cabinetry and space for freestanding appliances, with a stable door opening onto the garden. Adjoining the kitchen is a useful utility room, with a cloakroom located to the rear.

The bedroom accommodation is situated on the opposite side of the property and comprises three well-proportioned rooms. The principal bedroom further benefits from a walk-in wardrobe and an ensuite shower room, complete with underfloor heating. The

remaining bedrooms are served by a family bathroom, fitted with a modern suite and also benefitting from underfloor heating.

GARDEN

To the front of the property, there is ample parking for multiple vehicles, along with access to a substantial stone-built outbuilding. Currently utilised for storage, the outbuilding also features a mezzanine floor and offers excellent potential for ancillary accommodation, subject to the necessary consents, or alternatively for use as a garage or workshop.

Beyond, the garden has been thoughtfully arranged, with established flower beds and a patio area positioned along its borders, creating an attractive and functional outdoor space.

SITUATION

Potters Well is situated along Garston Lane, a quiet no-through road within the desirable village of Marston Magna, surrounded by open countryside and with access to a network of nearby footpaths, ideal for walking and outdoor pursuits.

The nearby village of Queen Camel provides a range of everyday amenities including a village shop, primary school, and a public house.

The historic abbey town of Sherborne lies within easy reach and offers an excellent range of independent shops, supermarkets, restaurants, and cafés. Sherborne is particularly renowned for its schooling, with both highly regarded state and independent options

including Sherborne School, Sherborne Girls, and The Gryphon School. The town also benefits from a mainline railway station with direct services to London Waterloo.

Further amenities can be found in the nearby towns of Wincanton and Yeovil, both offering a wider selection of shopping, leisure, and employment facilities.

MATERIAL INFORMATION

Mains electric, water and drainage.
Oil central heating.

Broadband - Ultrafast broadband is available.
Mobile phone network coverage available at the property, for further information please see Ofcom.
Somerset Council
Council Tax Band: E

The property is situated in a conservation area

DIRECTIONS

What3words - ///punctuate.similar.armed



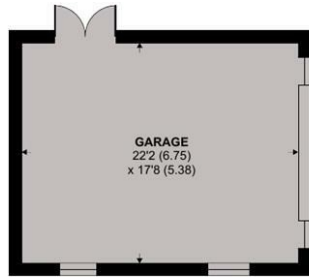
Garston Lane, Marston Magna, Yeovil

Approximate Area = 1523 sq ft / 141.4 sq m

Garage = 391 sq ft / 36.3 sq m

Total = 1893 sq ft / 177.7 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		70	
England & Wales			

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: 1440353



Sherb/JM/0426



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