

LODESTONE



The Barton, Galhampton





The Barton, Galthampton

BA22 7BE

Guide Price: £600,000

3 
Bedrooms

2 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Characterful house
- Set within approx. 1.49 acres
- Potential for modernisation / extension subject to planning permission
- Period features
- Attractive, mature gardens
- Close to Castle Cary





Located on the edge of Galhampton and enjoying enviable views across open countryside towards Corton Denham Ridge, The Barton is a charming, classic Somerset cottage. Coming to the market for the first time in nearly 6 decades, this much-loved home offers wonderful scope to modernise and create an exceptional family residence.

Entering through the solid Oak front door, you are welcomed into a delightful reception room filled with natural light from a bay window framing attractive views over the garden. A working fireplace adds character, and one of the two staircases rises from here to the first floor. Just off the reception room is a study with two windows overlooking farmland.

A step up from the reception room leads into the room, where another bay window ensures this space is equally light and inviting. The layout forms an excellent flow between the reception room, dining room and kitchen. Before reaching the kitchen—where the second staircase is found—there is a door to the service wing, comprising a shower room, walk-in larder and utility room with access to the rear of the house.

Upstairs, there are three bedrooms, all enjoying spectacular rural views. As is typical of period cottages of this nature, the upstairs rooms are interlinked and served by two staircases due to the absence of a landing. A bathroom sits between the two principal bedrooms, while the kitchen staircase leads to the third bedroom. For those wishing to reconfigure the layout, a rear extension (subject to planning), potentially above the utility area, would provide an ideal solution.





Outside

A gravel driveway passes between the house and gardens to a parking area with an open garage. The beautifully tended gardens feature mature flower beds, shrubs and trees. Beyond a post-and-rail fence lies a paddock, bringing the total acreage to approximately 1.49 acres.

Situation

The Barton sits on the edge of Galhampton and provides easy access to Castle Cary, Bruton, Sherborne and Yeovil. This attractive Somerset village of around four hundred residents has a thriving community centred around its recently built village hall, which hosts film nights, coffee mornings, yoga, line dancing and short-mat bowling. There is also an active church and a popular village inn.

Nearby, Galhampton Country Store with café is a favourite for country and animal lovers. The idyllic market town of Castle Cary is close at hand, offering a weekly Tuesday market, a library, and a great range of amenities. It is renowned for its excellent pubs—including The George Hotel and The White Hart—and the recently opened Lazy Lobster restaurant.

Castle Cary is also home to The Newt, described by The Telegraph as “one of the most exceptional country house hotels Britain has seen”, with extraordinary woodland gardens and several dining options. Bruton, with its celebrated restaurants, pubs and cultural venues—including The Old Pharmacy, Osip, At the Chapel, The Roth Bar and the upscale Da Costa restaurant at Hauser & Wirth—is also within easy reach.



Transport links are superb: Castle Cary station provides a direct line to London Paddington, alongside The Creamery trackside restaurant and farm shop, operated by The Newt. The A303/M3/M4 corridors offer fast access to London and the Southwest, and there are bus routes to Bristol and Bath, with stops within walking distance. Bristol Airport is also readily accessible.

Schools

The area offers an excellent selection of schools, including King's School Bruton, Millfield, All Hallows and Hazlegrove Prep, as well as Castle Cary Primary School and Ansford Academy.

Directions

Postcode: BA22 7BA

What3Words: scavenger.prone.festivity

Viewing by appointment only.

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: E

Guide Price: £600,000

Tenure: Freehold

PART B

Property Type: 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

Water Supply: Mains

Sewerage: Private

Heating: Oil

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: Multiple

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: N/A

Rights and Easements: N/A

Flood Risk: Very Low for both surface and rivers and sea

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: F

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.

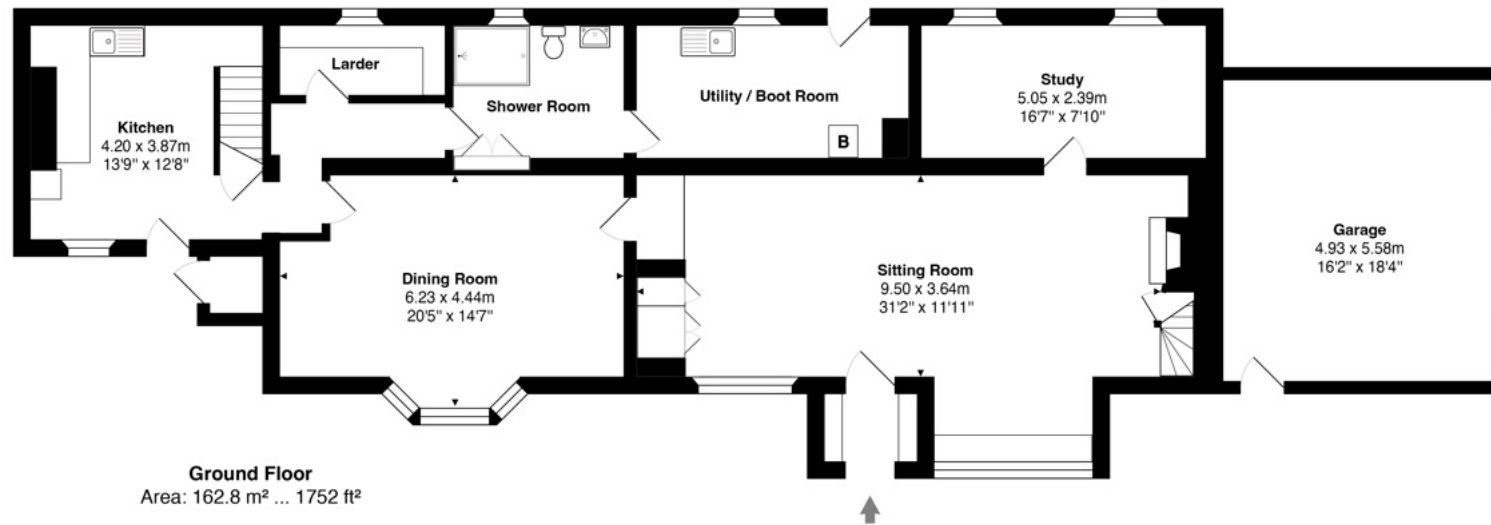
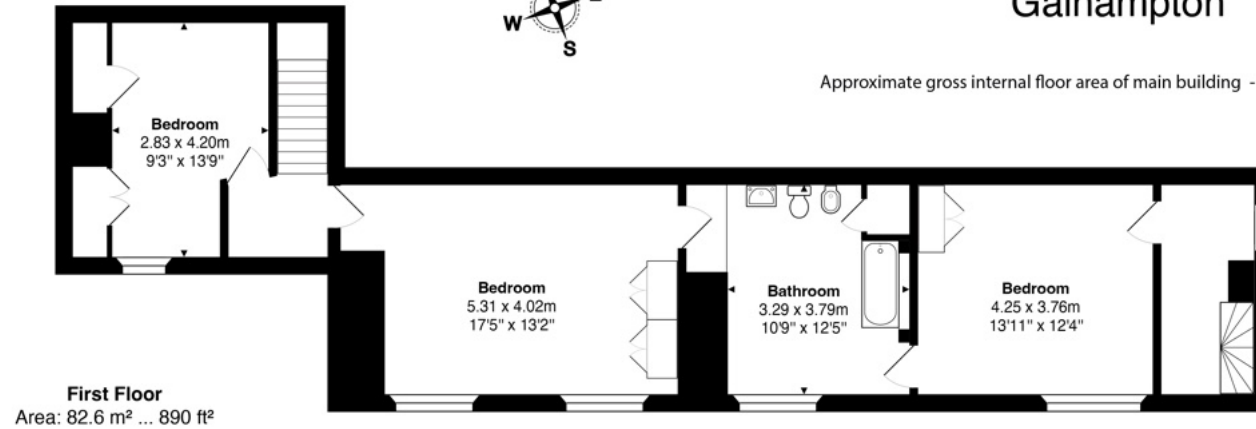
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you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



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Approximate gross internal floor area of main building - 245.4 m² / 2,642 ft²



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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