

Symonds & Sampson

8 The Bartons

Yeabridge, South Petherton, Somerset

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Yeabridge
South Petherton
Somerset TA13 5LW

Tucked away in a select. high-quality development this beautiful barn conversion offers spacious and versatile accommodation with a glorious rear garden.

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- Spacious Grade II listed barn conversion
- High-quality, prestigious development
- Upgraded and improved throughout
- Beautiful private rear gardens
- Two garages and additional rear vehicular access
- Close to South Petherton and excellent road links

Offers Over **£650,000**
Freehold

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THE PROPERTY

This stunning barn conversion boasts exceptionally spacious proportions and has been thoughtfully upgraded throughout, seamlessly blending character features with contemporary style. Whether accommodating an extended family or hosting guests, its generous room sizes are complemented by a beautifully landscaped rear garden. Recent renovations by the current owner include hardwood-framed double-glazed windows and doors throughout, while the addition of mains gas central heating—which can be rare for this area—enhances comfort and efficiency.

ACCOMMODATION

Entering from the courtyard, you are welcomed by an impressive vaulted storm porch that retains the original stone archway, flagstone flooring, and timber doors—an elegant tribute to the property's history. This space offers both practical storage and a charming entrance leading to the inner hall, where a galleried landing and glazed atrium-style windows flood the area with natural light. Two built-in storage cupboards provide a mix of hanging space and shelving for added convenience.

To one side, a beautifully refurbished kitchen and breakfast room overlooks the rear garden and seamlessly connects to it through French doors framed by the original stone reveals. The stylish grey fitted units are complemented by white marble countertops and timeless white metro tiling. Features include a corner pantry with an automated light and wine rack, an integrated dishwasher, full-length fridge, under-counter freezer, and an AEG combination hob with a downdraft extractor alongside a double electric oven. The adjoining utility room offers additional storage in matching units, alongside a second sink unit, and space for both tumble dryer and washing machine.

A fully refurbished ground-floor shower room boasts a sleek contemporary suite, featuring a dual-head shower, modern grey cabinetry, a concealed cistern WC, and a vanity wash hand basin. This provides a convenient third bathroom option—ideal for those coming in from the garden or needing occasional ground-floor living space.

The exceptionally spacious dining room flows effortlessly into a dual-aspect sitting room, exuding a modern country charm. A wood-burning stove, set within a brick fireplace and framed by an oak mantel shelf, creates a cozy atmosphere, while bespoke oak shelving enhances the adjoining recess. French doors on the west side open out to maximize the afternoon and evening sunlight.

Upstairs, the galleried landing houses a generous airing cupboard with shelving and a hot water cylinder. The five well-proportioned bedrooms offer ample space for a growing family, guests, or home office needs, while character features such as exposed beams and stone archways add to the home's charm.

The superb master suite enjoys a prime position on the west side, featuring dual-aspect windows overlooking the garden and a vaulted ceiling that enhances the sense of space. A luxurious freestanding bath takes centre stage, allowing you to soak in the view, while a beautifully appointed en suite shower room completes this indulgent retreat.

Equally impressive, the family bathroom has been stylishly updated with deep blue fitted cabinetry and a contemporary suite, including a panelled bath with a glass shower screen, a concealed cistern WC, and basin.













OUTSIDE

The property is accessed via an impressive private road, with additional visitor parking conveniently located to one side. At the front, a spacious shared gravel courtyard and driveway lead to a stone-built single garage featuring double timber doors and power.

A shared secondary rear access provides vehicular entry to the back of the garden through large double timber gates, connecting to an additional driveway and parking area. The owners have further enhanced the property with a substantial timber garage/outbuilding.

The entire plot extends to just over a third of an acre, including expansive and private rear gardens that offer a tranquil, leafy outlook—perfect for gardening enthusiasts. A summerhouse/workroom, greenhouse, and raised beds provide opportunities for homegrown produce, while two large ornamental ponds create a haven for wildlife.

Stretching across the rear of the property, a spacious block-paved patio wraps around to the side of the sitting room, offering versatile space for additional parking or outdoor dining.

SITUATION

Yeabridge is a small pretty hamlet not far from South Petherton and easily accessible from the A303 junction. South Petherton has a lovely range of local village facilities including pub, and award-winning "Holm" restaurant that won Trencherman's Best Restaurant across all of the UK in 2024. Local shops including a co-op store, and arts centre. There is also a memorial hall, recreation ground and tennis club. The David Hall is a cultural hub with a busy timetable of various events from music and film to sound baths and workshops. Each year the village hosts its famous folk festival bringing an international crowd. The village also offers a pre-school, infants' school and junior school along with a small NHS hospital and pharmacy. Yet within all of this, it retains the feel of a classic English country village with country walks literally moments away, on foot. Abutting the village at Lopenhead is the iconic "Railway Carriage Café" and adjoining Trading Post Farm shop loved by residents for its delicious locally sourced produce.

The market town of Crewkerne houses the local Waitrose store, superb indoor pool and gym complex (the Aquacentre) and a railway connection to London Waterloo.

There are an excellent range of state and independent schools locally, most notably Perrot Hill School at North Perrott (c.6.5 miles) an independent day and boarding school for children aged 3-13. Further independent schools include Millfield School at Street, Kings Bruton and Hazelgrove, and further options at Wellington and Taunton - all within c.30-45 minutes' drive or with local drop off options.

DIRECTIONS

What3words//////uppermost.stowing.waistcoat

SERVICES

Mains electricity, gas and water are connected. Drainage via sewage treatment plant.

Ultrafast broadband is available in the area. Mobile signal indoors could be limited and you may prefer to use Wifi calling, although a signal is likely outdoors from all four major networks. Information provided by Ofcom.org.uk

MATERIAL INFORMATION

Somerset Council Tax Band - F







The property is Grade II listed.

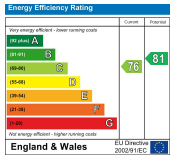
The property is freehold tenure but as is common, the management of any communal areas is via a residents association with the service charge currently at £600 per annum.

A planning application for one agricultural workers dwelling is currently pending on land to the west of the property and can be viewed on the Somerset planning portal reference 17/01675/FUL.

As is common, the title register makes mention of various covenants and the office is happy to provide a copy upon request.







Yeabridge, South Petherton

Approximate Area = 2403 sq ft / 223.2 sq m (excludes void)
Garages = 390 sq ft / 36.2 sq m
Total = 2793 sq ft / 259.4 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 2025. Produced for Symonds & Sampson. REF: 1261087





ILM/AJW/040226

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