



Symonds
& Sampson

Willow Lodge

Sparkford, Somerset

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Sparkford
Yeovil
Somerset
BA22 7LA

A characterful two-bedroom, single-storey barn conversion set within a picturesque plot. Accessed through a stone barn into a French-style courtyard, it offers bright living spaces, a landscaped southerly garden, and a versatile stone barn with potential for flexible use or additional accommodation, subject to necessary permissions.



- Unique two bedroom barn conversion
- Substantial stone barn offering flexible use
- Well presented and thoughtfully laid out
 - Landscaped rear garden
- Beautiful front courtyard ample parking

Offers In Excess Of £450,000
Freehold

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THE DWELLING

This characterful two-bedroom, single-storey barn conversion has been a home since 1983. Tucked within a beautiful plot, it's accessed through a gated entrance that leads you through a striking stone-built barn and into a spacious, carriage-style courtyard. The courtyard, with its French-inspired feel, is enclosed by the barn itself, offering both privacy and a sense of grandeur.

The property has been thoughtfully maintained, updated, and extended over the years, with a bright and open living area that flows seamlessly throughout. Two well-proportioned bedrooms provide comfortable accommodation, combining modern convenience with the charm of its original character.

ACCOMMODATION

The large entrance hall sits at the heart of the home, with the living spaces to the right and the bedrooms to the left. From the hall, the kitchen-diner offers a beautiful outlook over the southerly Vale of Camelot. Designed to cater to all culinary needs, the kitchen features classic shaker-style units from Howdens, a breakfast bar, and a built-in dresser that seamlessly flows into the dining area. From here, access to the conservatory and living area allows for easy movement and an effortless, open flow throughout the home.

Two well proportioned double bedrooms sit at the adjacent side of the property alongside the family bathroom.

GARDEN

At the front of the property, a charming French-style courtyard is accessed through wooden gates set within the stone barn. The courtyard features a carriage drive centered around a flower bed and a graceful willow tree, with mature fruit trees and hedging lining the boundaries. The stone barn itself, with its beautiful craftsmanship and cobbled flooring, offers ample scope for various uses and is currently utilized as a workshop and storage space.

The rear garden is beautifully landscaped, with a patio area sitting adjacent to the property. Mature shrubs, flower beds and trees provide structure and privacy, while a pergola adds a charming focal point in one corner. At the opposite end, a summerhouse with power offers a versatile retreat, ideal for work or leisure.

MATERIAL INFORMATION

Mains electric and water

Oil fired central heating

Septic Tank - A septic tank report has been carried out, please contact agent for more details.

Please note the barn is Grade II listed by association.

Close proximity to the A303 and road noise can be heard.

Broadband - Superfast broadband is available.

Mobile phone coverage is likely outside on most major networks.

(Information from Ofcom <https://www.ofcom.org.uk>)

Somerset Council

Council Tax Band: D

SITUATION

The property is located on a small no through road, nestled in the picturesque Vale of Camelot. It offers stunning country views and is close to a variety of walking trails. Sprakford offers a public house, an active parish hall and a garage. The area is served by several educational institutions, including Hazelgrove Preparatory School within Sparkford and Countess Gytha Primary School and Pre-School in the nearby village of Queen Camel. The village is conveniently situated near the A303, providing easy access to major roads. Mainline railway stations are also within reach at Sherborne (offering routes from Waterloo to Exeter) and Castle Cary (with connections to Weymouth, Salisbury, Bath, Bristol, and London Paddington).

DIRECTIONS

What3words - ///counters.later.permanent





Sparkford, Yeovil

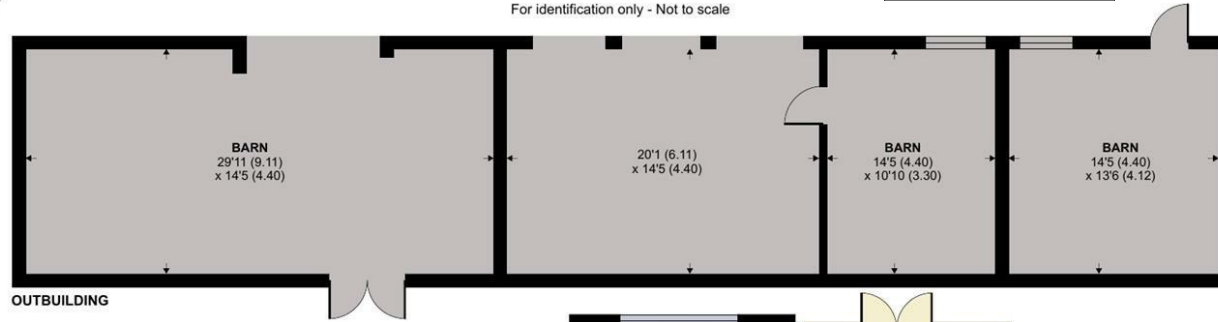
Approximate Area = 1198 sq ft / 111.2 sq m

Outbuilding = 1082 sq ft / 100.5 sq m

Total = 2280 sq ft / 211.7 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



OUTBUILDING



GROUND FLOOR

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: 1257115



Sherb/JM/0325



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