Symonds & Sampson



Church Farm Barn

East Stoke, Stoke-Sub-Hamdon, Somerset

Church Farm

East Stoke
Stoke-Sub-Hamdon
Somerset
TA14 6UF

6 2 3

- Substantial detached barn conversion set in 0.27 acres
- Accommodation all on ground floor level
- Lovely views to fields and towards Ham Hill
- No onward chain
- Double garage
- Favoured village location
- Could suit multi-generational living
- 3,234 sqft of accommodation

Guide Price £975,000
Freehold

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THE PROPERTY

This spacious barn conversion offers a unique blend of rustic charm and modern living. Spanning an impressive 3,234 square feet, this spacious property is perfect for families, multi-generational living or those seeking ample room for entertaining.

Upon entering, there is an enclosed entrance lobby leading to a large reception hall, a large drawing room with a fitted gas flame fireplace, a large dining room, together with a very generous kitchen/breakfast room with a walk-in pantry and a further snug/tv room off the drawing room, all providing a warm and welcoming atmosphere.

There are six generously sized bedrooms, all double rooms; bedroom 4 was originally designed as an additional bedroom room but currently used as an additional sitting room.

All rooms ensure there is plenty of space for family and guests alike. Each bedroom is designed to offer comfort and tranquillity, providing a peaceful retreat at the end of the day. Bedroom one boasts a very large en suite bathroom with a jacuzzi bath, separate shower and beautiful Italian tiles on walls and floor.













SITUATION

The ever-popular East Stoke is surrounded by stunning countryside, with walks through Ham Hill Country Park on its doorstep whilst being close to Stanchester Secondary School, a local Co-op as well as local Primary Schools offered in Stoke-Sub-Hamdon and Montacute; both of these neighbouring villages offer a variety of amenities including several pubs, shops, a filling station and a doctor's surgery. The property has easy access to the A303 trunk road, and the market towns of Yeovil and Crewkerne are within easy reach.

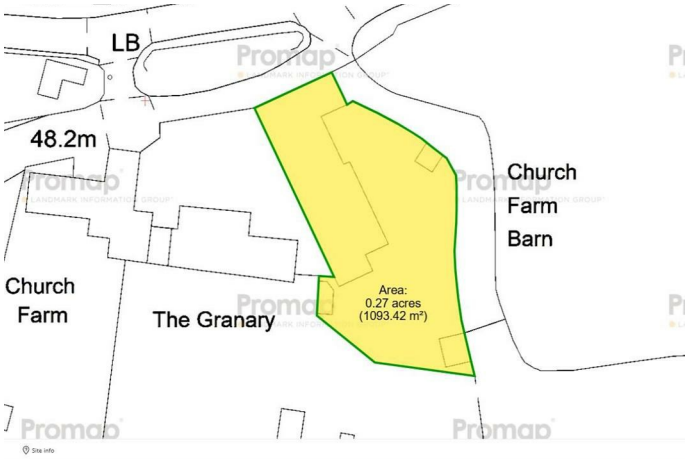
Montacute is a beautiful village adorned with many character properties built of local hamstone intermingled with other modern properties. The village is home to the National Trust-owned Montacute House. It is also surrounded by National Trust Woodland with wonderful walks up onto Ham Hill. The is also a local Post Office. This cherished local beauty spot remains a prominent feature as it overlooks the surrounding villages, providing stunning views over the surrounding countryside.

Larger towns which are close by and offer a host of amenities include Yeovil, the regional centre with a main-line rail link; Sherborne, Stoke Sub Hamdon; South Petherton; Martock; and Crewkerne, which has a Waitrose and a main-line train station with direct services to London or Exeter.

OUTSIDE/GARDENS

Access to the front of the barn is via a private courtyard with vehicle and pedestrian right of way leading to two parking spaces in front of the property and a double garage with an electric roller door to the front, with a personal door to the side, opening into the side hall. Power points, electric and water. Further private parking for up to 7/8







cars within the property boundary is found from the eastern access lane with 2 sets of double wooden gates.

A beautiful, fully enclosed rear garden enjoying sun all day long and safe for children and pets to roam freely! The garden is mainly laid to lawn with large terraces/patios for seating and entertaining, together with integral wall lighting and paths and walkways around. The garden is bordered with plants, shrubs and a central rockery. It features a lovely archway that leads to a large summerhouse/cabin. There is also a second, smaller summerhouse which is insulated and boarded internally and has overhead lighting and power points, presently used as a cosy hobby space.

Alongside the kitchen window, there is a large 5m x 3m Gazebo with a tiled roof. Used as a seating area shaded from the midday sun. Used in winter to store garden furniture, etc.

DIRECTIONS

What3words to the main entrance is:
///reds.reinstate.elated

SERVICES

Mains water, electricity, drainage and gas. Gas central heating via radiators.

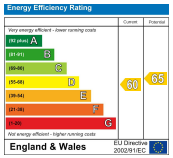
MATERIAL INFORMATION

Council Tax Band F
Somerset Council 01935 462462
The property lies within a conservation area.

Owners can not run a business from the property, and no vans are allowed to park in the front courtyard. If a new owner has a van they would need to park at the rear of the property.

East Stoke, Stoke-Sub-Hamdon

Approximate Area = 3016 sq ft / 280.1 sq m
Outbuilding = 235 sq ft / 21.8 sq m
Garage = 264 sq ft / 24.5 sq m
Total = 3515 sq ft / 326.4 sq m
For identification only - Not to scale





GROUND FLOOR

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: 1495800

YEO/SH/29.07.2026

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