



HAMBLETON
ESTATE AGENTS

OLD BARN
BAYFORD
BA9 9NL



£575,000

Old Barn, Bayford, Wincanton, Somerset, BA9 9NL.

Old Barn is a substantial four bedroom detached house situated in a wonderful tucked away position in the heart of Bayford. The owner was a local builder who constructed the house over a number of years for his own use and enjoyment. The property is set within a large mature garden extending to just over quarter of an acre. During the spring there is a burst of colour throughout the garden with a carpet of crocuses and primroses which are a joy to see.

The front door opens to a spacious hallway with a useful understairs cupboard. The sitting room is a particular feature being of a generous size with a natural stone fireplace as its focal point. The kitchen is fitted with a good range of units and has a door opening onto the adjoining dining room providing the opportunity to create a large kitchen/diner ideal for everyday family life and entertaining. Completing the ground floor accommodation is the convenience of a bathroom and a study perfect for home working.

Moving upstairs, there is a huge master bedroom with an en-suite shower room and three further bedrooms the second of which also has the convenience of an en-suite shower room.

Stepping outside, a long private driveway flanked by a natural stone wall leads to a parking/turning area with space for several cars. An area of block brick paving to the side of the house provides additional parking and access to the rear garden. This is a wonderful feature of the property being ideal for families and keen gardeners. There is a natural woodland feel to the garden with an area of lawn interspersed with mature shrubs and trees.

With some updating required, this substantial family house presents an excellent opportunity to create a home to your own taste and style.

LOCATION: is a small south Somerset village with a village hall, garage and Inn. The town of Wincanton is just one mile away with local amenities including a Co-Op supermarket, butcher, bakery, fruit and veg and whole foods shop, Morrisons, Lidl, Health Centre, Post Office, library, antique shops, cafes, eateries, the Bootmakers Workshop with crafts for both children and adults with a wood-fired pizza and a leisure centre with gym and swimming pool. The town has a thriving community with an active library as well as a community centre at the Balsam Centre which has a busy schedule of classes and groups. The town is a 10 minute drive from the fantastic offerings of Bruton including the Hauser & Wirth Art Gallery and Roth Bar & Grill, 10 minutes from the impressive highly-regarded Newt Hotel, 15 minutes from the pretty market town of Castle Cary and 20 minutes from the attractive Dorset town of Sherborne. It is also close to the A303 for an easy drive to/from London (approx 2 hours drive) and Berry's coaches which operates a twice daily service to London. Other local attractions are a number of National Trust properties including Stourhead and approximately an hour's drive from the beautiful Dorset coastline featuring some of the best beaches in the country. There is a Waitrose 10 minutes away in Gillingham or at Sherborne and an excellent local farm shop and restaurant at Kimbers (5 minutes away). There is also the renowned Wincanton racecourse and a pretty local park, Cale Park, which features a playground, café with 'mini-town' for children and the pretty river Cale which runs through to the countryside behind Loxton House.

ACCOMMODATION GROUND FLOOR

UPVC double glazed front door to:

ENTRANCE HALL: A spacious hallway with radiator, coved ceiling, understairs cupboard and airing cupboard housing hot water tank with immersion heater.

SITTING ROOM: 17'10" x 16'8" A well presented room with an open natural stone fireplace as its focal point, four wall light points, two radiators, exposed brickwork to one wall, coved ceiling and double glazed window to rear aspect.

DINING ROOM: 11'6" x 10' Radiator, double glazed window to side aspect, coved ceiling and door to:

KITCHEN: 11'6" x 9'11" Inset 1¼ bowl single drainer sink unit with cupboard below, further range of matching wall, drawer and base units

with work surface over, built-in electric oven with inset hob above, larder unit, radiator, double glazed window overlooking the rear garden and door to outside.

STUDY: 8'6" x 8'1" Radiator, coved ceiling and double glazed window to side aspect.

BATHROOM: Panelled bath with tiled splashback, pedestal wash hand basin, low level WC, radiator, coved ceiling, fitted cupboard, electric shaver point and two double glazed windows.

From the entrance hall stairs to first floor.

FIRST FLOOR

BEDROOM 1: 16'9" x 16'5" A huge master bedroom enjoying an outlook over the rear garden, two radiators, coved ceiling, two built-in cupboards and door to:

EN-SUITE SHOWER ROOM: Shower cubicle, low level WC, pedestal wash hand basin, radiator, coved ceiling and electric shaver point.

BEDROOM 2: 11'8" x 10'4" Radiator, coved ceiling, hatch to loft, porthole style window to front aspect, double glazed window to side aspect and door to:

EN-SUITE SHOWER ROOM: Shower cubicle, low level WC, pedestal wash hand basin, tiled to splash prone areas, porthole style window and coved ceiling.

BEDROOM 3: 11'9" x 9'10" Double glazed window to rear aspect with an outlook over the rear garden, radiator and coved ceiling.

BEDROOM 4: 10' x 8'3" Radiator, coved ceiling and double glazed window to side aspect.

OUTSIDE

Approached via a long private driveway leading to a parking/turning area with space for several vehicles.

REAR GARDEN: An area of lawn interspersed with mature shrubs and trees.

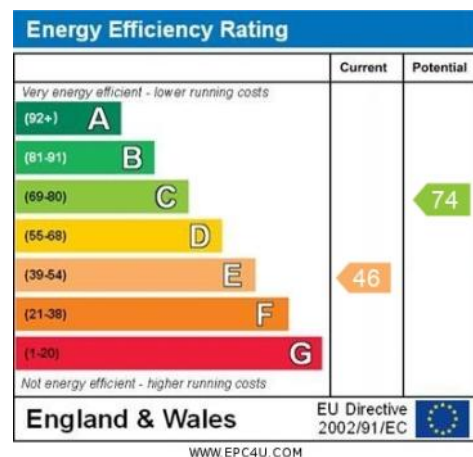
DOUBLE GARAGE: 18'7" x 16'11" A substantial attached garage with potential to convert into additional living accommodation/annexe (STPP). Two windows, twin up and over door and oil fired boiler.

SERVICES: Mains water, electricity, drainage, oil fired central heating and telephone all subject to the usual utility regulations.

COUNCIL TAX BAND: F

TENURE: Freehold

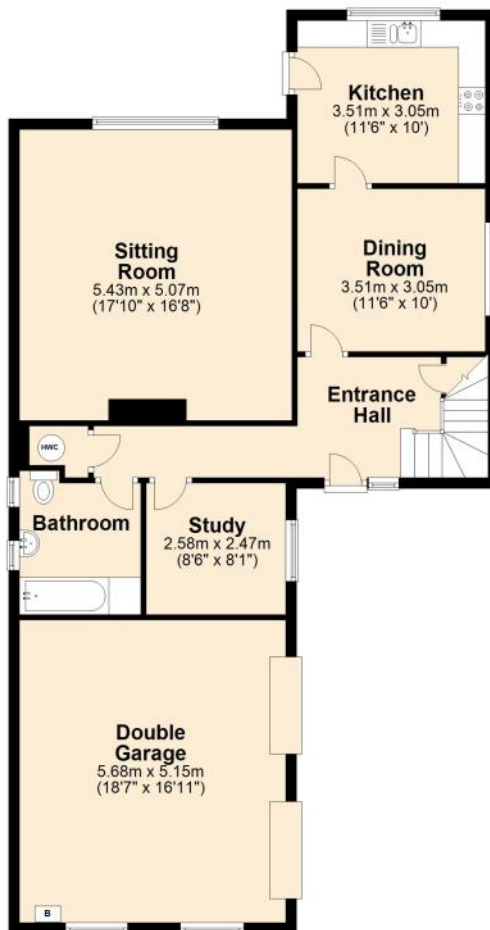
VIEWING: Strictly by appointment through the agents.





Ground Floor

Approx. 105.9 sq. metres (1139.8 sq. feet)



First Floor

Approx. 77.3 sq. metres (832.4 sq. feet)



Total area: approx. 183.2 sq. metres (1972.2 sq. feet)





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Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

