

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



BARTON HOUSE, MARTOCK ROAD, LONG SUTTON, SOMERTON, TA10 9JS



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Somerton 5 miles, Glastonbury 7 miles, Wells 13 miles, Yeovil 11 miles, Castle Cary 7 miles, A303 5 miles, Bristol 31 miles, Bath 29 miles.

A stylish and luxuriously equipped, detached residence with adjoining annex, constructed in 2016 using the highest quality local stone and bespoke fittings, to create a magnificent family home with breathtaking countryside views to the rear.

The property has an exceptional amount of space throughout with the accommodation approaching 6,000 square feet in total. This includes a stunning 40' kitchen/living room, 4 further reception rooms, utility room, Butler's pantry, 5/6 bedrooms, 7 bathrooms, multiple fitted dressing rooms and further versatile loft rooms, which lend themselves towards a multitude of various uses.

The well-appointed one-bedroom annex has its own entrance and is completely self-contained, making it ideal for either multi-generational living or additional guest accommodation.

Externally, a gated driveway provides sufficient off-road parking for several vehicles and is complimented by a detached double garage, whilst the gardens wrap around the property and contain an abundance of flora and landscaping. To the rear, the gardens open onto uninterrupted field and countryside views.

Location

Barton House is pleasantly situated close to the centre of the sought-after village of Long Sutton, which offers local facilities including a Post Office/village store, a primary school, a village hall with an adjoining sports field and an ancient parish church. Less than a two minute drive is the prestigious Long Sutton Golf Club where you can tee off surrounded by stunning countryside views. However, if you prefer a more leisurely pursuit, take a short walk to the charming local country pub, 'The Devonshire Arms,' and enjoy a delicious meal in a picturesque setting.





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Further facilities are available either at Somerton (2 miles) or Langport (4 miles), the larger towns of Yeovil, Bridgwater, Street (with world renowned Millfield School) and Glastonbury are all within commuting distance, and the County town of Taunton with access to the M5 motorway is about 16 miles to the west. The A303 (linking with the M3) is within 5 miles.

Families will also appreciate the proximity to the renowned Millfield and Hazelgrove independent schools, just 20 minutes away. Langport itself offers a wealth of amenities, including shops, cafes, and recreational facilities, ensuring a convenient and fulfilling lifestyle.

Accommodation

Approaching the house, electric double gates open onto a large gravel driveway which provides plenty of off road parking for several vehicles and provides access to the detached double garage.

The imposing stone fronted exterior of the house exudes elegance and style, which sets the tone for the grandeur inside.

Stepping through the bespoke wooden front doors into the spacious entrance vestibule, internal glazed double doors then welcome you into the grand entrance hall. Once inside you will immediately be struck by the space and high standard of finish that runs throughout the entire property. A turned oak staircase rises to the first floor, whilst light porcelain tiled flooring with underfloor heating runs through the hallway and into the open plan kitchen/dining/living room at the rear. The entrance hall is light-filled and spacious, a theme which continues throughout the home, along with the attention to detail, meticulous planning and utmost sophistication.

The open plan kitchen/living area is a wonderfully appointed and incredibly spacious setting which is perfect for both families and for entertaining. The living area has a fitted log burning stove with an exposed brick surround and room enough for a large dining table. Whilst to the rear there are several large picture windows and curved sliding doors to allow for an abundance of natural light to flood in. These also ensure that the spectacular views over rolling countryside are maximised and enjoyed.



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The kitchen area will doubtless be a dream for all culinary enthusiasts and comes fitted with an array of custom made, sleek cabinetry with quartz worktops and twin butlers sink, as well as a central island and all the high-end integrated kitchen appliances that you may expect with a property of this calibre.

From here, you can further access the circular study with multiple curved windows to give a panoramic view over the gardens and neighbouring countryside, as well as the handy butler's pantry and large and practical utility room, that in turn leads onto the boiler room and shower room respectively. This ground floor shower room is particularly handy for when returning from muddy countryside walks.

The ground floor offers under floor heating throughout and is home to several reception rooms, which provide plenty of flexible spaces for relaxation and entertainment for either intimate gatherings or larger get togethers. One of which has a stylish en-suite shower room and so would also make for a great ground floor bedroom or studio if required.

In addition to this, there is a stylish self-contained Annexe with independent access and benefits from an open plan kitchen/living area with fitted kitchen units and contemporary glass worktops, as well as a generous double bedroom and a luxury en-suite shower room.

Upon the first floor, there are three very generous double bedrooms, all of which benefit from spacious, luxuriously appointed, four-piece bathrooms suites, as well as a fitted dressing room in each. The principal bedroom is simply breathtaking measuring at over 30' at its widest and offering floor to ceiling windows and sliding doors to the rear glass balcony, which affords a spectacular uninterrupted westerly vista over the surrounding countryside. A perfect morning view to enjoy coffee with, or sunset to toast with a glass of your favourite. Additionally, the room offers access to two en-suite bathrooms which include a free-standing tub and walk-in showers, as well as another fully fitted dressing room.



The landing area further shows of the high specification design with a stunning tinted glass, curved window to the front, which is stunning when capturing the morning sun. From here, an enclosed staircase rises to the top floor of the property, which provides more highly flexible accommodation. Cleverly designed to maximise all the space on offer, there is a further generously proportioned bedroom with dressing area and en-suite shower room, as well as another spacious room that spans the width of the property and could be utilised for a variety of purposes, such as a hobby or play room, additional bedroom or home office.

Outside

Externally, Barton House boasts carefully landscaped gardens which provide a calm and private oasis, perfect for either relaxing in or hosting al-fresco gatherings on the patio directly off from the dining area.

To the rear of the property, the patio area extends out onto the well-kept lawn which in turn leads out towards the open views, creating a quite magnificent "infinity garden" feel.

There is a further walled garden area to the side of the property, that has a pond, raised flower beds and a patio seating terrace, which is pleasantly shrouded by a selection of mature trees.

About the area

The Parish of Long Sutton is situated in the heart of Somerset, bordered to the south by the Levels and the river Yeo and to the north by rolling hills and woods. At the centre of the village is the Green which is surrounded by a splendid XVIth century church and other interesting, listed buildings making it one of the most attractive villages in the county. The village has a church, primary school, village hall, shop and post office, golf club, an excellent gastro pub (Devonshire Arms) and a friendly vibrant community with a good number of clubs and associations. More extensive facilities are on hand in the local towns of Somerton, Street, Langport, Sherborne and Taunton with their wide range of retail and recreational facilities.

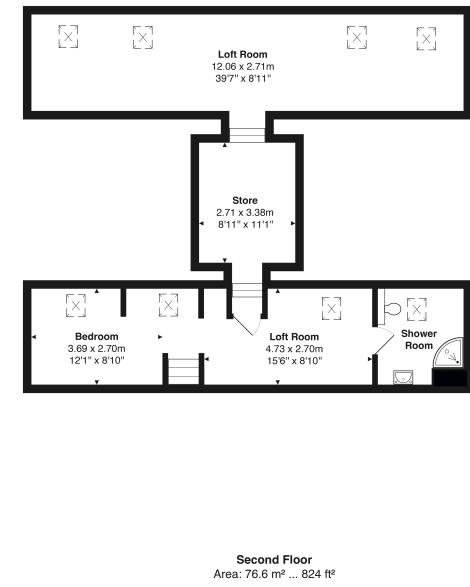
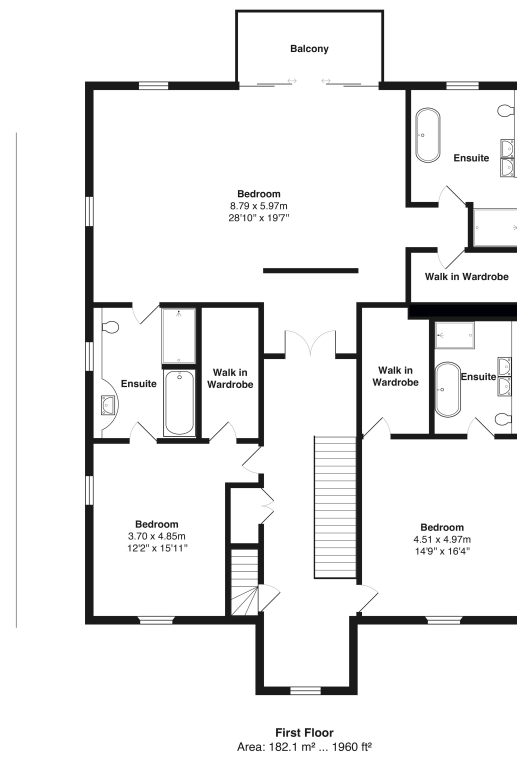
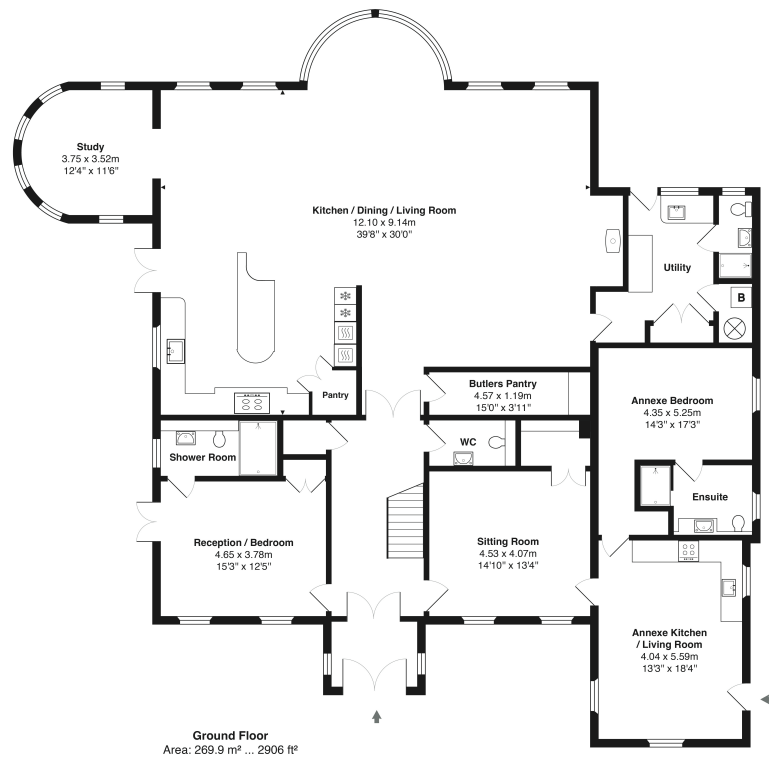
Nearby Castle Cary station offers regular mainline services to London (Paddington) taking from 110 minutes. Alternatively, Yeovil/Sherborne junction offers services to London (Waterloo) taking from 135 minutes. The A303 (becoming the M3 to London) provides access to London and the West Country. There is an outstanding choice of state and independent schools in the area including Hazelgrove at Sparkford, Millfield at Street, Sherborne schools, Downside at Shepton Mallett, Wells Cathedral School and the Bruton schools.



**Barton House,
Long Sutton**



Approximate gross internal floor area of main building - 528.6 m² / 5,690 ft²



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VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

