



STAGS

High Trees Barn

High Trees Barn

Urgashay, BA22 8HH

A303 0.5 Miles Yeovil 8 Miles Sherborne 8 Miles

- Detached Converted Barn
- Grade II Listed
- Presented to a High Standard
- Open-Plan Living Area
- 3 Double Bedrooms
- Office with Separate Door
- Large Leisure Gardens
- Parking and Double Garage

Guide price £470,000

THE PROPERTY

Quite possibly one of the finest homes currently available in South Somerset, High Trees Barn is a fantastic rural property which effortlessly encapsulates both rustic charm and modern luxury inside and out. Set within a generous plot of approximately a third of an acre, this property represents a wonderful semi-rural lifestyle to be achieved by families of all ages as well as those requiring all living, sleeping and washing accommodation to be arranged over a single storey, with private, primarily level gardens outside.

Upon entering the property it is immediately apparent that this is no ordinary home. From the entrance hallway, the accommodation flows into the most exquisite open plan living, dining and kitchen room. Natural light is abundant here with high ceilings featuring exposed, characterful beams, double glass doors to the rear garden and large windows to the front aspect, creating a marvellous, airy environment in which to unwind or entertain. This large open space is flanked by a lovely fireplace with inset log burner, wooden mantle, integrated television and built-in wine rack on one side and a beautiful yet highly functional, bespoke kitchen of cream units beneath a granite work surface on the other, with appliances including electric range cooker, microwave, and integrated dishwasher.

The sleeping accommodation is advantageously positioned aside from the living space, and comprises 3 double bedrooms, two of which enjoy en suite bath- or shower rooms. The master bedroom is a particular feature with a walk-in wardrobe, which is fitted with shelves and rails for excellent storage, as well as an en suite bathroom featuring both bath and wet room facilities attractively tiled to compliment exposed stonework in the shower area. There is also a family bathroom adjacent to the bedrooms.

Domestically, the utility room is a useful space with plenty of white fitted units, plumbing for a washing machine and a door to the parking area. Storage is abundant throughout the property, with large coat- and shoe cupboards in the entrance hall and an excellent airing cupboard off the utility room which houses the boiler and hot water cylinder, and has also been shelved for drying.

Having been converted from a historic barn in 2003, the property has been finished to an exacting standard with stylish, quality fixtures and fittings used throughout, yet without removing the rural charm and history of the original building. Marble floors with underfloor heating stretch through every room, except the bathrooms which feature attractive, rustic-style tiled floors in order to compliment modern, bespoke bathroom suites. The property is



A fantastic character home situated in a semi rural hamlet and finished to a luxurious standard.





decorated in a palette of neutrals throughout to enhance the sense of light and air in each room and sympathise with exposed ceiling timbers as well as more contemporary character features. One of the most fascinating parts of the property is the former shepherd's accommodation which has now been converted to an office space. Accessed via an external stone staircase to the front of the property, beneath which is a curious opening believed to have been the sheepdog's kennel, the office enjoys lovely countryside views, making this an excellent study for those working from home or desiring a hobby or business space removed from the rest of the accommodation.

OUTSIDE

Another fine feature of High Trees Barn is the south-west facing garden which stretches beyond the property and has been cleverly landscaped into a variety of "rooms" with a private yet sociable focus. Immediately adjacent to the property, and accessed via double doors opening from the sitting room, the fish pond represents a marvellous outlook from the house as well as a beautiful environment for al fresco dining, relaxing or entertaining, with the sound of a water feature creating a sense of calm and tranquility. Fed by rainwater collected from the roof, the present owner reports that the pond enjoys a healthy population of wildlife including a family of moorhens and an abundance of fish.

The perfect garden for entertaining at any time of year, another fine feature is the barbecue hut. Appearing from the outside as a hexagonal timber 'yurt' with a tiled roof and several windows, the interior of the property is similarly intriguing; built-in benches surround a barbecue pit with a chimney above, presenting an image of cosy winter or summer evening gatherings with friends or family. An area of lawn surrounding the hut is bordered by attractive flower and shrub beds, and enjoys a very private aspect; the ideal place to enjoy drinks whilst the sun is shining and the barbecue sizzles inside. To the rear of the garden, an area is devoted to fruit-and vegetable growing with a bed of raspberry canes in addition to a raised bed for vegetables.

Parking is also well provided for; in addition to off road parking for 3 cars on the shared gravelled driveway to the front, which enjoys electrically-operated gates, High Trees Barn benefits from a double garage to the rear of the garden. Access is via right of way across a concrete turning area, through twin electric roller doors, and the garage benefits from power and light and a pedestrian door to the garden.

SITUATION

Urgashay is a rural settlement surrounded by open countryside, yet enjoying proximity to transport links. The nearby village of Ilchester enjoys a range of every day amenities including petrol station and convenience store, pubs, restaurants and hotels, with a broader selection of shopping, leisure and health care facilities available in Yeovil and the popular town of Sherborne, both just 8 miles distant.

The A303 trunk road can be joined within 1 mile, with the A37 road to Bristol and Bath also within easy reach. Mainline stations in Yeovil and Sherborne offer rail links with London (Waterloo), Exeter and Bristol, and Castle Cary station enjoys regular rail links with London (Paddington).

Education is well catered for within the area with a selection of well reputed state and independent schools available including Hazelgrove, Sherborne Schools, Chilton Cantelo and Millfield at Street.

SERVICES

Mains electricity and water. Private drainage (sewage treatment plant). Oil fired central heating (underfloor throughout most of the property).

VIEWINGS

Strictly by appointment with the vendor's selling agents, Messrs. Stags, Yeovil Office, Telephone 01935 475000.

DIRECTIONS

From Yeovil follow the A37 towards Bristol and, after passing through Chilthorne Domer, turn right towards Ilchester. Proceed through the village and at the next roundabout turn right. Follow this road, passing the Fleet Air Arm museum on the right, and the turning the Urgashay can be found on the right before joining the A303. Proceed along this lane and the property can be found on the right.



Approx. Gross Internal Floor Area
193.6 Sq Metres 2085 Sq Ft (Includes Detached Garage & Excludes BBQ Hut)



Copyright nichecom.co.uk 2016 Produced for Stags
NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



Stags
4/6 Park Road, Yeovil, Somerset, BA20 1DZ
Tel: 01935 475000
yeovil@stags.co.uk