MANOR BARN
SHEPTON MONTAGUE • SOMERSET
A delightful barn conversion in a peaceful setting surrounded by unspoilt countryside

- Porch
- Lobby
- Cloakroom
- Galleried Sitting Room/Hall
- Dining Room
- Drawing Room
- Kitchen/Breakfast Room
- Master Bedroom with En-Suite Bathroom
- Three Further Bedrooms, one with En-Suite Shower
- Study/Bedroom Five
- Family Bathroom
- Outbuildings with Games Room
- Extensive Garaging
- Partly Walled Gardens and Grounds
- In all just over 1 acre

Location
- Bruton 2 miles, Castle Cary, Wincanton and A303 3 miles
- Sherborne 12 miles
- Shaftesbury 15 miles
- Bath 28 miles
(all distances approximate)

Situation

Manor Barn lies on the fringe of Shepton Montague in some of the most evocative countryside in this part of South Somerset, much of which is designated a Special Landscape area in which a policy of strict planning control operates to preserve its rural character. The nearby town of Bruton, with its 14th century Church of St Mary and 16th century dovecote on a hilltop, has facilities for most everyday needs, including shops, a garage, inns and At The Chapel - a restaurant, bar, bakery and boutique hotel - along with the innovative art gallery of Hauser & Wirth. More comprehensive facilities are to be found in Castle Cary, Wincanton and Sherborne, and, for more sophisticated requirements, Bath and Salisbury are within easy striking distance.
The Property

Originally a threshing barn and built of attractive mellow stone under a tiled roof, Manor Barn was converted between 1993 and 1995 with meticulous attention to detail using a wide variety of reclaimed materials, including Australian oak floors and restored original flagstone flooring. A date stone mounted at the eastern gable end dates the property to 1789. The present owners have installed a new kitchen with polished granite worktops, as well as new bathrooms, and the games room has been refurbished to provide excellent living and entertaining space. Handmade oak windows have been used for the majority of the principal rooms, together with handmade elm doors throughout. Apart from the well-configured accommodation and useful outbuildings, one of the most striking attributes of Manor Barn is the magnificent galleried hall with splendid views of the garden and beyond.
Outside

Manor Barn is approached from the lane on to a tarmacadamed drive, through a pair of double timber gates and under an arch into an inner courtyard with ample car parking and turning space. The outbuildings include a games room with wood burning stove (with potential for an annexe, subject to the necessary planning consents) with oak wood strip floors and French windows to the courtyard. There is an attractive single storey pantile outbuilding, which provides extensive garaging with open four bay car parking and further garaging for three cars accessed via three pairs of timber double doors with adjoining workshop, with light and power and boarded storage above (accessed via the adjoining outbuilding).

The Gardens

The gardens are an important feature of the property and have been carefully landscaped. To the left of the drive approaching Manor Barn they are mainly laid to lawn, flanked by well-stocked flower and shrub borders, with a fine acer and yew topiary. The main garden to the front has been cleverly designed: flagged steps lead through a beech hedge to a formal area of garden with a box parterre and yew topiary. Adjoining this and also accessed from the drawing room is a delightful terraced area with oak trellis supported on stone pillars clad with wisteria, leading to the front lawns which are interspersed with a wide variety of ornamental trees. There is an area of trees which has been kept in a natural state, bisected by winding paths. Separate fruit and vegetable garden. Greenhouse. At the rear there is a delightful raised terrace with a pergola and trellis clad with climbing roses and variegated ivy. A fig tree is trained over the back of the house.
Comunications
Mainline railway stations at Gillingham (London Waterloo) and Castle Cary (London Paddington), Warminster (Southampton to Bristol line) and Bruton (Bristol to Weymouth line). The A303 lies approximately three miles to the south and the A371 leads north from Castle Cary to Bath and Bristol.

Services
Mains water and electricity. Private drainage and oil fired central heating.

Tenure
Freehold with vacant possession on completion.

Sporting and Recreation
Walking, cycling and riding in the area.
Racing at Wincanton, Bath and Salisbury.
Golf at Mendip Golf Club (Shepton Mallet), Sherborne and Wincanton with a short course at Bourton. Racing at Wincanton, Salisbury and Bath. Theatres at Salisbury, Bristol and Bath. Sailing and water sports on the south coast.

Education
The area is renowned for its educational facilities. Senior schools include King’s Bruton, Bruton School for Girls, Sexey’s, Sherborne, Sherborne Girls, Bryanston, Clayesmore, St Mary’s Shaftesbury, Millfield and Dauntseys. Prep schools include Port Regis, Hazlegrove, Sandroyd, Hanford, Knighton House and Sherborne Prep.

Local Authorities
South Somerset District Council
Telephone: (01935) 462462
Somerset County Council
Telephone: (01823) 353455

Tax Band
Band F

Directions (BA9 8JB)
From the A303, exit onto the B3081 towards Bruton. On reaching the crossroads at Redlynch, turn left signed Shepton Montague 2 miles. Pass Aviaries Farm on the left hand side and, where the road forks, turn left by Chequers Cottage and pass under a disused railway bridge. Continue for about 100 yards and turn left up a narrow lane; Manor Barn will be found on the right hand side.

Viewing
Strictly by appointment with the sole agents Jackson-Stops & Staff, Shaftesbury. Telephone: 01747 850858.

Important Notice
Jackson-Stops & Staff give notice that:-
They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
Approximate Gross Internal Area
House = 253 sq m / 2726 sq ft
Workshop = 56 sq m / 606 sq ft
Total = 309 sq m / 3332 sq ft

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.