



Flat 5 Barwick
House

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Barwick, BA22 9TB

Train Station 1 Mile Yeovil 2 Miles Sherborne 7 Miles

- Grade II Listed Penthouse
- Conversion of Historic Building
- Parkland Surroundings
- 3 Double Bedrooms
- 2 Reception Rooms
- Parking
- Grounds of over 20 Acres
- No Forward Chain

Guide price £340,000

THE PROPERTY

It is a rare property indeed that can offer country manor living without the responsibility of managing large amounts of land, yet 5 Barwick House is a fine example of how this can be achieved following the conversion of a historic residence into prestigious apartments. Providing spacious and versatile accommodation, this elegant and easily maintained apartment is an ideal permanent home or lock-up-and-leave for those desiring an elegant retreat surrounded by over 20 acres of exquisite English parkland, which residents are free to enjoy at their leisure, enabling a fantastic Manor House lifestyle to be achieved with the convenience of amenities in Yeovil town centre just 2 miles distant.

Barwick House is accessed through imposing gates, from which a carriage driveway progresses through the stunning parkland before the house itself comes into view, leaving a lasting first impression of country house grandeur which is strengthened upon closer inspection. Apartment 5 is located at the top of the main house; a handsome building constructed from local Hamstone over 300 years ago with many fantastic architectural and landscaping features typical of that period still on show, particularly the four towers, or "follies", which surround the park and a charming lake to the front of the property. Once inside the building, it is clear to see that the exacting standards to which the grounds are maintained are also adhered to with the internal communal spaces; a grand yet welcoming entrance hall invites you to ascend a sweeping staircase top the first floor, where the entrance door to 5 Barwick House can be found.

Once inside the apartment, the benefits of penthouse living are immediately apparent. From the entrance hall, stairs rise to the main body of apartment which, owing to the elevated position at the top of the building, enjoys a sense of seclusion as well as stunning views across the grounds. Arranged around a central hallway in a simple layout which allows a degree of flexibility, the rooms are elegantly proportioned throughout with the high ceilings typical of properties of this age, creating a feeling of light and air, and versatile rooms ensure that a space is available for every occasion as well as providing ample living accommodation for a family. Serviced by the kitchen, the two reception rooms ensure excellent settings for both formal and casual entertaining; the dining room



An elegant penthouse apartment forming part of a Grade II Listed historic building set in over 20 acres of secluded parkland.





is an opulent room with a large window overlooking the lake and grounds to the front of the house, setting the scene for dinner parties and meals on special occasions, and the sitting room retains an air of great comfort and tranquility whilst still exhibiting the glamorous styling found throughout, including an original Butler's silver cupboard and a feature fireplace with a multifuel burner, making this an excellent place for casual relaxing as well as informal entertaining.

The sleeping accommodation is of particular merit with two generous double bedrooms at present, one of which benefits from en suite shower facilities. Additionally, the study could easily be utilised as a further double bedroom which, along with bedroom 2, enjoys a fantastic outlook across the lake towards perhaps the best known of the follies: Jack the Treacle Eater. Ample storage can be found throughout the property including within the bedrooms, which both enjoy built in wardrobes, and in the entrance hall where cupboard space beneath the stairs provides excellent storage for coats and shoes before ascending to the hallway. Excellent use of space above the stairs has led to the creation of an additional study area on the galleried landing with a window to the front aspect allowing those hard at work to enjoy an inspirational outlook, and the apartment also benefits from a family bathroom which has been fitted with a charming patterned suite which perfectly compliments the historic feel of the property.

OUTSIDE

The grounds surrounding Barwick House can only be described as enchanting. Over 20 acres of parkland is available for residents to enjoy, the upkeep of which is included in the service charge, with several paddocks, smooth lawns and fantastic features such as the lake and the grotto. Part of the estate is available to those keeping horses, and there is a friendly and active community within the development which, including the 5 apartments within the main house, totals 20 properties within the grounds. Parking for 5 Barwick House is situated in the communal car park, where there are two allocated spaces and visitor's parking.

AGENTS' NOTE

Certain contents may be available to purchase by separate negotiation.

SITUATION

Barwick House is ideally positioned in a tucked-away spot close to Barwick village. Within the village, and the neighbouring village of Stoford, amenities include a primary school, pub, country house hotel with restaurant and church with a regular bus service in operation. The commercial centre of Yeovil is within easy reach with a wide variety of shopping, leisure and health care facilities whilst the popular market town of Sherborne offers more artisan, individual shopping, dining and entertainment experiences.

Transport links are excellent with both the A37 and the A303 trunk road within easy reach of Barwick. Rail travel is well provided for with a mainline station accessible within 1 mile, offering regular services to London (Waterloo) and Exeter whilst slightly further afield, trains operate from Yeovil Penn Mill Station to Bristol and Bath.

Educated for children of all ages is well catered for with a variety of state and independent schools in the area including Sherborne Schools, Perrott Hill, The Park and Millfield at Street.

SERVICES

Mains water, drainage and electricity. Night storage heating. We understand that service charges amounting to £222.50 are payable on a monthly basis. The apartment is held on the remainder of a 999 year lease.

VIEWINGS

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

DIRECTIONS

From Yeovil take the A37 towards Dorchester and turn left towards Stoford and proceed along Two Towers Lane. After a short distance turn right by the lodge house and proceed through the gates. Follow the driveway to the house then bear right to the parking area: visitors parking can be found at the far end.

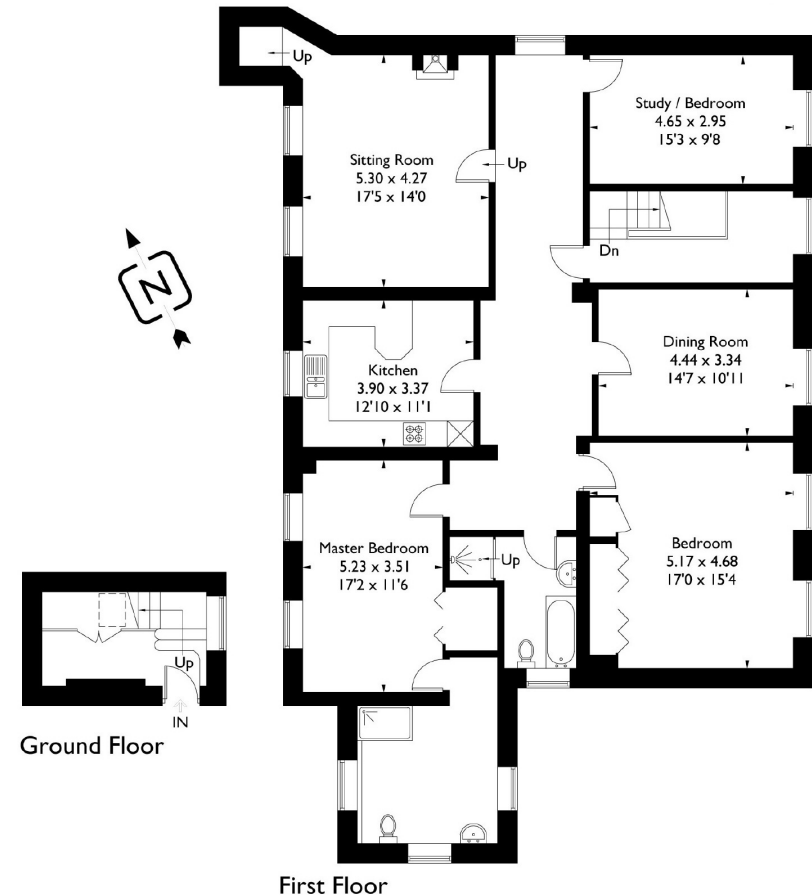


These particulars are a guide only and should not be relied upon for any purpose.



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Approximate Gross Internal Area = 182.0 sq m / 1959 sq ft



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.