



**STAGS**

Wisteria House



# Wisteria House

Church Lane, Barwick, BA22 9TE

Yeovil Junction Station 1 Mile Yeovil 2 Miles

- Detached Family Home
- 4 Double Bedrooms
- En Suite to Bedroom 1
- Well Presented Throughout
- Sitting and Dining Room
- Kitchen/Breakfast Room
- Plot of 0.3 of an Acre
- Parking and Double Garage

**Guide price £495,000**

## THE PROPERTY

Wisteria House is an attractive and well presented family home located in an advantageous position within the ancient part of the village of Barwick, an area steeped in local history. Constructed at the turn of the Millennium in an imposing Georgian style, this fantastic property was originally used as a vicarage but has undergone a transformation during the current ownership, resulting in a marvellous family home which offers a wonderful semi-rural lifestyle.

Upon entering the property, it is immediately apparent that this is no ordinary village home; a wooden front door beneath a pillared storm porch opens into an airy entrance hall which, with its white marble floor, creates a lasting first impression of natural light and airy proportions that endures as you move from room to room. A tastefully classical palette has been used to decorate throughout which is complimented by high-quality floor coverings including engineered wooden or tiled floors downstairs, providing an exceptionally stylish finish with easy maintenance in mind.

The sitting and dining room is a particularly fine example of how a family space can achieve an air of glamour whilst maintaining a comfortable and homely appeal. A room for all seasons, this recently refurbished room is centred around a contemporary fireplace which, with a wooden mantle and an inset log burner, is a delightful focal point during cosy winter evenings. Large windows on three sides allow natural light to flow into all areas within this space and double doors lead from the dining area out into the garden, providing a highly desirable indoor/outdoor lifestyle throughout the warmer months.

A smooth flow from room to room is effortlessly achieved throughout the whole of the ground floor. The spacious sitting room is not only accessed from the entrance hall, but also gives access to the kitchen/breakfast room which has been fitted with an attractive and complimentary shaker-style kitchen from a well reputed local company, with an inset Belfast sink. Spaces are provided for an electric range cooker, dishwasher and tall fridge/freezer, all of which may be available by separate negotiation. This room also has space for a dining table, perfect for informal family meals, coffee with guests and leisurely breakfasts.

Those working from home are well provided for with a well proportioned study located off the kitchen. Thoughtfully equipped with a separate entrance door to the capacious parking area and enjoying access to the cloakroom via the kitchen, this space is ideal for anyone expecting visiting clients, or could also lend itself to use as a further bedroom for family members



A beautifully presented, 4 double bedroom family home with double garage, parking and generous gardens.







desiring a semi-independent lifestyle. Domestically, the utility room is fitted with a work surface with storage cupboards beneath and space and plumbing for a washing machine. From here the rear door leads out into the garden meaning that, with its tiled floor, this room is the perfect place to enter the property with muddy dogs and shoes.

On the first floor 4 bedrooms can be found, with the classical theme of decoration continued to great effect. Three of the bedrooms are located at the rear of the house and thus enjoy a charming outlook across the garden to the field beyond, with the fourth enjoying a front aspect. The largest also benefits from an en suite bathroom, and built-in wardrobes can be found in the second bedroom. Also on this floor is a splendidly atmospheric family bathroom which has been fitted with a statuesque free standing bath tub, wash-stand style basin, WC and shower cubicle above a dark wooden floor, creating the perfect environment for relaxing, candlelit baths.

## OUTSIDE

Wisteria House sits centrally on a generous plot measuring approximately 0.3 of an acre, comprising areas of pleasure garden, lifestyle plot and parking. The property is approached by a tarmac driveway which sweeps off the village lane and culminates in a parking and turning area, in turn giving access to the double garage, which enjoys power and light and an up-and-over door. Adjacent to this is an area of lawn with a mature border, raised above street level and overlooking the lane.

Double wooden gates lead around the side of the property to an additional gravelled hard standing, perfect for parking a trailer, boat or caravan, which lies open to the rear garden. This is a fantastically secluded area which is primarily laid to lawn with well stocked flower and shrub borders and two paved sun terraces, one of which spans the full width of the house, the other admirably positioned towards the end of the pleasure garden so as to best enjoy the sunshine. A stone pathway links the house with the gateway to the lifestyle garden, winding beneath several archways over which an array of climbing flowers riot, and leading past both a sizeable shed with double doors and a charming summerhouse.

The lifestyle plot comprises an enclosed paddock-style area, formerly part of the adjoining field, which is currently arranged into both raised and ground-level beds for vegetables and soft fruits, open grassed areas and chicken enclosures. Two sheds can also be found here, and the end fence backs onto picturesque farmland which is surrounded by trees, ensuring the upmost degree of privacy and seclusion.

## SITUATION

Barwick is a charming South Somerset village which enjoys a semi-rural setting approximately 2 miles from Yeovil town centre. Within the village amenities include a church, a restaurant, primary school and a regular bus service, with a pub available in the adjoining village of Stoford, where Yeovil Junction train station can be found. A wide range of shopping, leisure and health care facilities are available within Yeovil, and water sports enthusiasts are well catered for with Sutton Bingham Reservoir nearby and both the Jurassic Coast and the Olympic Marina at Portland easily accessible.

Transport links are good with the A37 within easy reach and the A303 trunk road nearby. Yeovil Junction train station offers regular rail services to London (Waterloo) and Exeter with services to Bristol and Weymouth operating from Yeovil Pen Mill Station.

There is a broad selection of both state and independent schools in the area with a number of well reputed establishments within easy reach including Perrott Hill, The Park, Hazelgrove and Millfield at Street.

## SERVICES

Mains water (metered), drainage and electricity. Oil fired central heating.

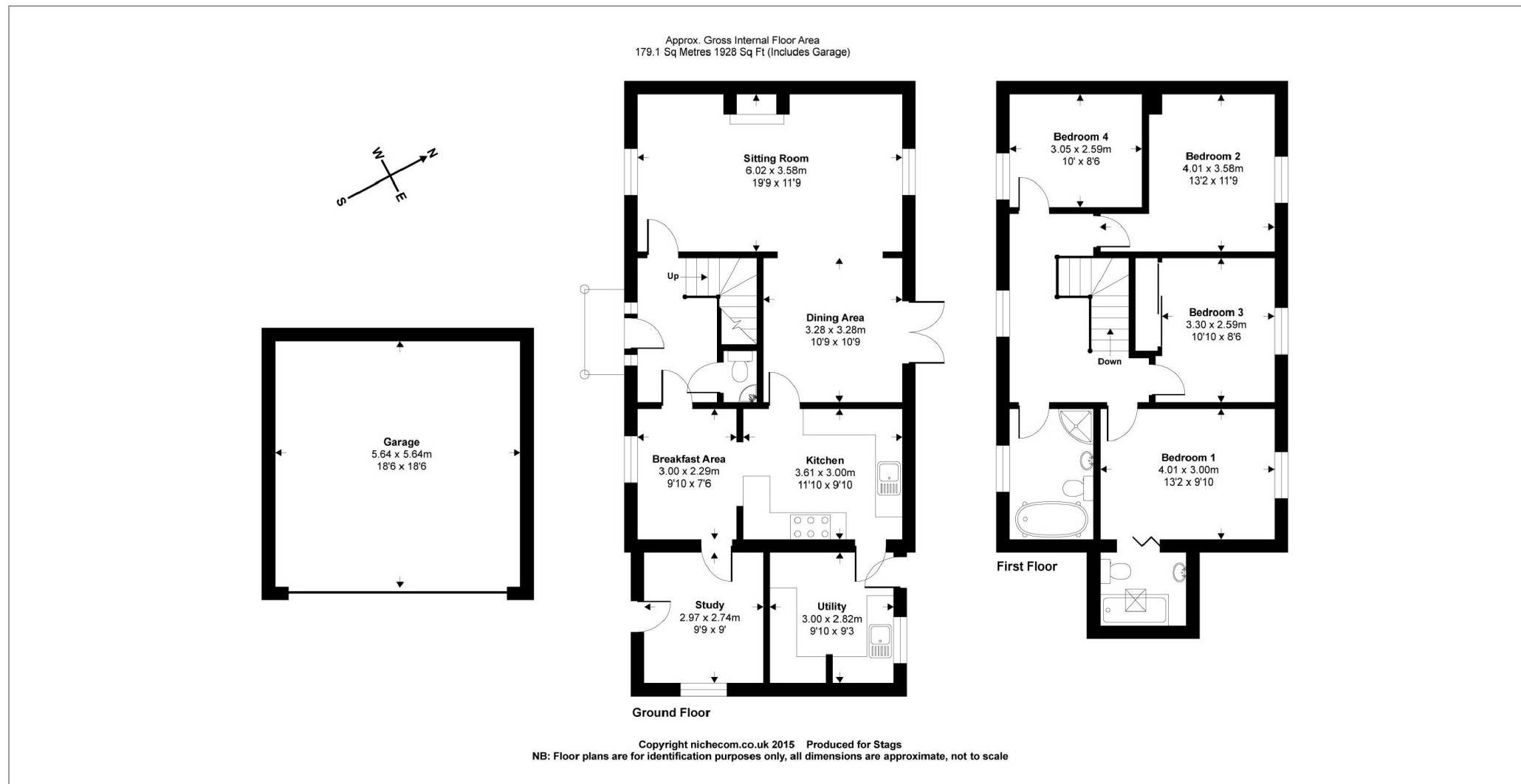
## VIEWINGS

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

## DIRECTIONS

From Yeovil take the A37 towards Dorchester and at the Red House Roundabout take the first exit left towards Barwick. Continue on this road through the hollow and into the village, where the property can be found on the left shortly after the church.





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

