The Hay Barn
Eden Nursery, Charlton Musgrove, Wincanton,
A303 1 Mile Wincanton 2 Miles

• Contemporary Detached Home
• Scope for Improvement
• Wonderful Eco Features
• 5 Bedrooms, 3 Bathrooms
• Open Plan Living Space
• Spacious Garden with Outbuildings
• Close to Transport Links
• No Forward Chain

Guide price £550,000

THE PROPERTY

Whilst it can be argued that each and every property is unique, it is exceedingly rare to find a home which suggests such a radical departure from the “run-of-the-mill” as The Hay Barn. Designed to fit comfortably within the beautiful South Somerset landscape, this contemporary home, which is now in need of sympathetic improvement, benefits from a countryside location within easy reach of transport links, numerous eco-friendly conveniences and a spacious plot amounting to 0.75 of an acre, making it clear that this has the potential to be restored to one of the finest properties in the area.

Internally, it is clear to see that a discerning purchaser with the vision to restore this unique properties to its former glory will be rewarded with a stunning, luxurious home ideally tailored to their own tastes and needs. Internally, the property is spacious and generously proportioned with a wealth of natural light and a sociable emphasis throughout the accommodation. Five double bedrooms and three bathrooms are arranged over two storeys, including two bedrooms and a shower room downstairs, offering step-free living if desired. The master bedroom is of particular note; with a wrap-around balcony (onto which two sets of glass doors open), a double faced wood burning stove and a bath tub perfectly placed to enjoy far-reaching country views, this room is a reminder of the luxury and style with which the property was devised.

Throughout the evolution of the property, a painstaking effort was made to ensure that facilities are in place to keep the environmental impact of the property at a minimum. The services have been carefully thought through; underfloor heating is generated from a ground-source heat pump, with solar-heated hot water and a wind turbine providing a free, renewable source of electricity. Water saving measures are in place

A fascinating Eco home offering spacious, contemporary accommodation with scope for improvement
including a rainwater harvesting system and low-flush WCs, and there is also a biotec wastewater treatment system. Furthermore, sustainable materials have been used at every opportunity within, including wood flooring and a kitchen made from reclaimed timber or fast-growing species, LED lighting and an open fireplace in the sitting room.

OUTSIDE
The Hay Barn benefits from a generous area of garden, much of which is arranged to the front of the property. Currently a wildlife garden with mature plant life, which effectively screen the property from the public road, there is great potential for landscaping within the garden to create any number of wonderful outdoor lifestyles. Additionally, there are two timber outbuildings within the garden which offer a multitude of possibilities, subject to any necessary consents being achieved. Parking is well provided for with a shared gravelled driveway culminating in a private (to The Hay Barn) parking and turning area for a number of vehicles.

SITUATION
The property is situated in a rural location just outside the popular village of Charlton Musgrove, with the highly regarded town of Wincanton within easy reach. Furthermore, the sought-after art and foodie haven of Bruton is just 5 miles distant, where there are a variety of cultural and creative amenities including the Hauser Wirth gallery, The Chapel Restaurant and an assortment of other independent businesses. Lovely walks can be enjoyed in the area with the National Trust owned Stourhead estate just 10 minutes away by road, or accessible on foot via a footpath leading through fields adjacent to the property, leading first to Penselwood.

Transport links are excellent with the A303 trunk road 1 mile from the property, yet far enough distant to avoid road noise. A main line train station in Castle Cary offers regular, direct rail services to London (Paddington).

Education is well catered for in the area with a variety of state and independent schools nearby including Sherborne Schools, Sunnyhill and Kings Bruton, Hazelgrove and Millfield at Street.

AGENTS’ NOTE
The driveway to the property is shared with a neighbouring property.

SERVICES

VIEWINGS
Strictly by appointment with the vendor’s selling agents, Messrs. Stags, Yeovil Office, telephone 01935 475000.

DIRECTIONS
From the A303 Sparkford Roundabout, continue on the A303 towards London and pass the exit to Wincanton. Take the next exit, signposted to Wincanton Racecourse and at the end of the slip road turn left towards Charlton Musgrove. Turn right just after the Hunters Lodge Inn and proceed on this road for about 300m. The entrance to the property can be found on the right.
These particulars are a guide only and should not be relied upon for any purpose.