

Symonds
& Sampson



LAUREL FARM

Mill Road, Barton St. David, Somerton, Somerset

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Mill Road
Barton St. David
Somerton
Somerset TA11 6DF

An outstanding property (nearly 4,500 sq.ft.) plus separate incidental accommodation. In all about 1.25 acres.



- Contemporary Family Home
- 5 Bedrooms & 4 Bathrooms
 - Adjoining Paddock
- Separate Detached Home Office
 - Home Gym/Garage
 - Extensive Parking
- Easily Managed Grounds
- Easy Access to Milfield School

Guide Price £1,250,000

Freehold

Yeovil Sales
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THE DWELLING

An outstanding property (nearly 4,500 sq.ft.) with a contemporary family house with very generous accommodation plus separate incidental accommodation, studio/gym, extra/studio, easily managed grounds and an adjoining paddock, in all about 1.25 acres.

The whole property has been developed to very high standards and the house includes a large entrance hall, 3 reception rooms, a superb kitchen (with French doors to a garden terrace) with adjoining dining room, utility room, study, 5 bedrooms, dressing room and 4 bathrooms. The studio is ideal for many uses and currently includes a ground-floor gym with a first floor including a shower room. Adjacent is a garage.

The single-storey detached garden building built as incidental accommodation and used as an home office includes a hall, large studio/office with kitchenette, further office/study and a shower room.

The property has plenty of parking, gardens landscaped for easy management with terraces, lawns and beautiful mature trees. Adjacent is a railed paddock. A drive leads in from the lane to a large Cotswold gravelled courtyard flanked by the house, studio and evergreen, mature laurel hedging.

The house is a handsome 2 storey building with stone, rendered and mainly oak-clad elevations under a tiled roof. Internally the accommodation is beautifully presented, well decorated and appointed to excellent standards, mainly with Karndean flooring. The design and layout provide privacy to many areas and being a large house with many windows it's flooded with sunlight, all combining to create a fresh, light and airy environment. It's well worth noting that the house has an excellent EPC rating of C reflecting the excellent double glazing and gas central heating.







ACCOMODATION

A Welthaus front door opens to a central hall with a staircase and cloaks closet with plenty of space for coats and boots. All the main rooms have an easterly/southerly aspect, and 3 reception rooms have bi-folding doors to a sunny garden terrace. A further reception room faces north and is ideal as an evening snug/TV room in the winter months. This room leads off the hall as does the study and beyond is an internal hall, cloakroom and utility room.

The heart of the house is of course the stunning kitchen. It is extremely well appointed with a comprehensive range of units with cupboards, drawer units, a large central island and Corian work surfaces. Integrated Neff Appliances include 3 ovens (CircoTherm fan, steam & microwave), induction hob, extractor, dishwasher, full height fridge and under-counter freezer.

A wide arch leads from the kitchen into a breakfast room which has a double aspect with bi-folding and French doors to a large terrace which is well sheltered and a wonderful suntrap.

Also on the ground floor is a guest suite which includes a large bedroom with a closet and an en suite shower room.

First floor

The staircase from the hall leads to a central landing with a large linen and airing cupboard and direct access to the 4 bedrooms on this floor.

The main suite has a large bedroom with a double aspect and French doors onto a sizeable easterly balcony with great views. There's an en suite dressing room with shelving and rails and an en suite bathroom with white Mediterranean limestone tiling, twin basins, WC, bath and a

large shower enclosure. Also on the south side is the 2nd bedroom, again with a double aspect and has an en suite shower room. There are 2 further, similar sized bedrooms and a family bathroom with both a bath and a shower.

SEPARATE DETACHED HOME OFFICE / INCIDENTAL ACCOMMODATION

This stands on the southern side of the house and is a single-story building approached through a single-glazed pedestrian door. It includes a large studio/office space with a kitchenette, hall, shower room and a further office/study with French doors. At the rear of the Home Office is a ride-on mower store shed.

OUTSIDE

At the front of the house is an extensive parking and turning space and the area is well screened by a high timber fence and mature hedge.



On the sunny southern side of the house is a large terrace of decking with a quiet corner sheltered by a Rowan Tree. This terrace is well sheltered and is a delightful outside living area and being close to the kitchen is ideal for BBQs and outside eating.

Beyond is an extensive lawn bounded by hedges and on the northern side by post and rail fencing. Nearer the house is a laurel hedge and a fine Chestnut tree. A gate leads through the post and rail fence into the paddock where 4 silver birch trees have recently been planted. On the far side of the paddock is again a post and rail fence with newly planted hornbeam trees.

SITUATION

Barton St. David is a quiet, tucked-away village close to the other villages of Butleigh, Baltonsborough and Keinton Mandeville which are within a couple of miles and together have a friendly, diverse community and a wide range of amenities. These include several

churches, village shops, Post offices, café, pubs, several well-regarded primary schools and various sporting and other clubs and associations. Laurel Farm has an excellent, quiet position, in the heart of the village, accessed from a quiet lane.

Keinton Mandeville, Baltonsborough and Butleigh are all within about 2 miles, Street 5.5 miles, Glastonbury 6.5 miles, Wells 13 miles, A37 2.5 miles, A303 5.3 miles, Somerton 5.3 miles, Castle Cary station (Paddington 90 minutes) 7.2 miles, Yeovil 12.6 miles, Yeovil Junction station (Waterloo 75 minutes) 14.8 miles (all distances are approximate).

DIRECTIONS

From Glastonbury/Street take the Butleigh Road towards Butleigh. On entering the village, the cricket ground on the left, continue along Sub Road and take the fourth turning on the left into Barton Road (Rose and Portcullis Public House on the corner). Continue and on entering

Barton St David negotiate the sharp right-hand bend and continue, passing the Barton Inn on the right. At the crossroads turn left into Mill Road where Laurel Farm can be found along on the right-hand side.

SERVICES

Mains water, electricity, gas and drainage. Cat 5 wiring for internet. Gas central heating in the main house with twin zone heating with separate control for the ground and first floor.

Broadband - Superfast broadband is available. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker. <https://www.ofcom.org.uk>

MATERIAL INFORMATION

There is no flood risk for this property. This home is not at risk of flooding from rivers and seas.

Energy Efficiency Rating		Current	Maximum
Very energy efficient (lowest carbon score)	A	82	92
Energy efficient	B	77	82
Decent	C		77
Below average	D		72
Average	E		67
Below average	F		62
Poor	G		57

Minimum energy efficient rating code
England & Wales
EU Directive 2002/91/EC

Barton St. David, Somerton

Approximate Area = 3256 sq ft / 302.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2023. Produced for Symonds & Sampson. REF: 1052307



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