



**ENGLISH  
HOMES**



**The Bartons, Yeabridge, South Petherton, TA13**

**Guide Price: £699,000**

*Freehold*

# The Bartons, Yeabridge, South Petherton, TA13

We are delighted to offer for sale this Grade II Listed fully renovated, two storey barn conversion in the select "The Bartons" development. The property is a stunning, sociable home with no compromise on space anywhere. Converted in the late 1980s, No. 8 The Bartons offers extraordinarily spacious accommodation with the Sitting Room through to the Dining Room measuring 35' alone. Stand out features of the property are the vaulted ceilings with exposed timbers, including the most impressive full height hallway and stairwell. The property has undergone complete renovation in the last two years to include replacing all the windows and doors with hardwood framed double glazing, all interior doors, new kitchen, utility and bathrooms, flooring, lighting and decoration throughout. An additional garage to the rear has been built with rear driveway and ample parking as well as a second garage to the front.

Located in a corner position of the development and approached via an original double height archway framed with Hamstone from the main courtyard the orientation of No. 8 is all about the wonderful garden. Every ground floor window overlooks the garden and is completely private with no other property overlooking the house.

## Accommodation:

Two stone steps lead to the impressive double height porch, once an archway through and framed by Hamstone with the original iron hinges and doors (now unused and a feature erected against the back wall of the archway).

Glazed front door with window over leads through into the Entrance Hall with stairs rising and an impressive, vaulted ceiling with exposed timbers. There are two double storage cupboards, tiled floor and window overlooking the main courtyard.

Kitchen/Breakfast Room 18'11 x 14'4 with beautiful new range of wall, base and drawer units plus a walk-in pantry cupboard. One and a half bowl inset sink unit, integrated full high fridge and under counter freezer, dishwasher, Induction hob with built in extractor fan. Trio of pendant lights over the hob, feature lights set into kick board, French doors and windows with feature Hamstone archway to the patio and onto the garden.

Utility Room 8' x 8'5 with modern base and wall units, plumbing for washing machine and space for tumble drier, wall mounted Gas boiler, timber worktop, stainless steel sink and drainer unit, window to garden

Shower Room with WC, wash hand basin built into storage cupboard, wall mounted modern heated towel rail, extractor fan, large shower unit, LED mirror, fully tiled walls, obscure window to rear.

Dining Room 20'2 x 16' with wall lights, timber flooring, large square archway leading through to

Sitting Room 25'3 x 15'2 with dual aspect windows overlooking the garden, timber flooring double French doors to the side, wall lights and feature fireplace with built in woodburning stove.

Stairs from vaulted hallway lead to the First Floor Landing with access to fully boarded loft space.

Master Bedroom 25'4 x 15'2 with dual aspect windows overlooking the garden offering far reaching countryside views, vaulted ceiling, beautiful freestanding bath. Door to

Ensuite Shower Room with WC, wash basin set into vanity unit, LED mirror, large shower cubicle, modern heated towel rail fully tiled walls.

Bedroom Two 12' x 9'7 featuring part of the top of the Hamstone Archway rising from Kitchen, Velux window

Bedroom Three 10'1 x 9'7 with vaulted ceiling, exposed timbers and Velux window and featuring part of the top of the Hamstone Archway rising from Kitchen.

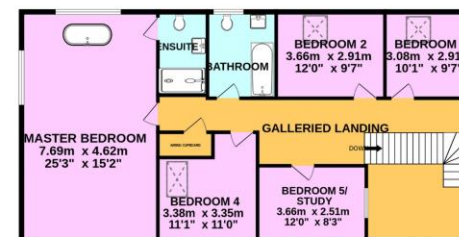
Bedroom Four 11'1 x 11' with skylight window

Bedroom Five/Study 12' x 8'3 with window overlooking stairwell.

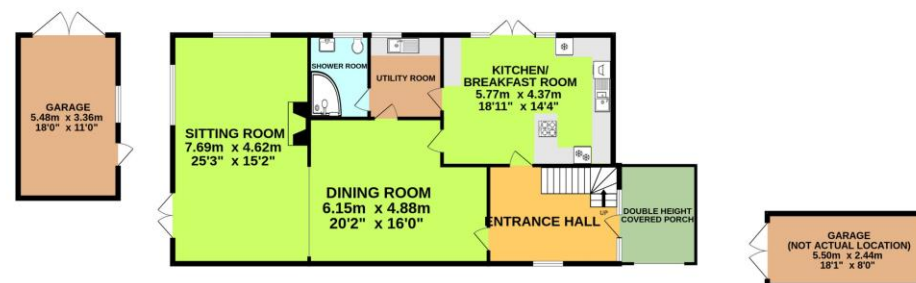
Family Bathroom with WC, wash basin set into vanity unit with built in shelf/top, panelled bath with shower over, and glass screen, modern heated towel rail, window to garden, fully tiled walls.

Outside, to the front of the property is a gravelled large courtyard area which is shared with the other properties. Parking is readily available here and there is access to the Garage/Workshop 18' x 10'4 with power and light, water and wooden doors. The private rear Garden offers vehicle access with ample paved parking area access by double gates from the lane with a further large gate at the rear of the garden. Timber built Garage 18'11' with personal door and window to side, double doors to front, power and light. The garden itself is a private haven with lawn, well stocked flower border, mature trees, two ponds, greenhouse, summerhouse, patio area.

1ST FLOOR  
117.7 sq.m. (1267 sq.ft.) approx.



GROUND FLOOR  
145.4 sq.m. (1565 sq.ft.) approx.



TOTAL FLOOR AREA: 263.1 sq.m. (2832 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### EPC EXEMPT

**There is an annual management charge of £600 to cover maintenance of all communal areas and private drainage system.**

#### **Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



## **English Homes - South Petherton**

34 St James Street  
South Petherton  
Somerset  
TA13 5BW

T: 01460 247800

E: [enquiries@english-homes.co.uk](mailto:enquiries@english-homes.co.uk)

[www.english-homessp.co.uk](http://www.english-homessp.co.uk)

English Homes Ltd Registered in England and Wales - 06835306  
Registered office: 20 High St, Glastonbury, Somerset BA6 9DU