



THE BARN WEST FARM
YEOVIL MARSH, SOMERSET

JACKSON-STOPS 

**THE BARN WEST FARM
YEOVIL MARSH
SOMERSET, BA21 3QF**

IMPRESSIVE HAMSTONE HOUSE WITH ANNEXE, TENNIS COURT AND FAR REACHING COUNTRY VIEWS



DISTANCES (APPROXIMATE)

YEOVIL: 2.7 MILES

A303: 3.6 MILES

YEOVIL JUNCTION: 4.6 MILES
(LONDON WATERLOO 2 HRS 19
MINS)

SHERBORNE: 9.5 MILES (LONDON
WATERLOO 2 HRS 15 MINS)

CASTLE CARY: 14.8 MILES (LONDON
PADDINGTON 1 HR 40 MINS)

MAIN HOUSE

- Sitting Room
- Kitchen/Dining Room
- Utility
- Cloakroom
- Three Double Bedrooms
- Family Bathroom

ANNEXE

- Sitting Room
- Kitchen/Dining Room
- Utility
- Cloakroom
- Two Double Bedrooms
- Family Bathroom

OUTSIDE

- Delightful Garden
- Tennis Court
- Double Garage
- Gravelled Driveway with Ample Parking



THE PROPERTY

Constructed of warm, honey coloured Hamstone with ashlar door surrounds, mullioned windows and high ceilings, The Barn West Farm offers spacious accommodation with far reaching rural views. The house has been sympathetically modified by current and former owners to preserve its immense historical charm, while creating habitation fit for the demands of modern-day living. The elegant front door leads into a light hallway which ushers into the large drawing room with bi-fold glazed doors onto the terrace that runs the length of the house. At the heart of the home is a capacious kitchen with farmhouse style painted wooden floor and wall units with granite worktops, butler sink and large range cooker. There is abundant space for a large dining table and chairs along with perhaps an informal seating area or study. The room connects with the terrace allowing for seamless summer entertaining. Completing the downstairs accommodation are a cloakroom and a utility and boot room with back door leading out to the driveway.

The well-lit stairwell rises for the first floor where there are three generous bedrooms all with high ceilings, fitted wardrobes and enjoying a sunny aspect looking over the garden to the country beyond. There is a good-sized family bathroom and an airing cupboard on the landing. The décor throughout is of a high standard featuring calming period colours complimenting the exposed stone highlights and deep window sills beautifully.

ANNEXE

Those requiring the flexibility of ancillary accommodation will be delighted by the well-appointed annexe comprising the same proportions, décor and attributes of the house. If required, one could assimilate the annexe back into the house, creating a substantial five bedroomed family home with at least three reception rooms. On the ground floor, glazed panels flanking the front door make for a light and airy hallway. The drawing room features a handsome Portland stone fireplace, which could perhaps be modified to accommodate a woodburner, subject to the necessary consents and to fitting an exterior flue. French doors lead onto the terrace to create additional socialising space during the summer months. A well-equipped, bright kitchen with room for a table and chairs, opens into a utility room with further storage units and capacity for a dishwasher and washing machine. A wide staircase leads upstairs, where two light-filled double bedrooms and a family bathroom complete the annexe accommodation.

OUTBUILDINGS AND GARDEN

Elegant wrought iron gates lead onto a gravel drive with plenty of space for parking and a double garage. The south-east facing garden enjoys wonderful views over to Corton Beacon and the Mendips beyond, and features lawns surrounded by mature shrubs and trees, including a fabulous walnut, ornamental cherries and hornbeam. The sunny terrace provides a super spot from which to watch play on the adjacent tennis court which is bordered on one side by a fabulous lavender hedge.

The Barn West Farm combines the convenience of location with a countryside setting, offering a fabulous and spacious family home with the option of multigenerational living.



LOCATION

The Barn West Farm is situated on the edge of the hamlet of Yeovil Marsh, a rural yet accessible location in the undulating countryside of the Sparkford Vale. The area is noted for its pretty villages and many of the properties are built of the very attractive local hamstone. The nearby village of Mudford has a popular pub The Half Moon, with the Red Barn Farm Shop and Curious Cow Antiques close by in West Mudford. From the house it is a fifteen minute walk to the Apple Tree Restaurant at Brimsmore Garden Centre and a 45 minute walk to Yeovil Town Football Club. The large commercial centre of Yeovil is within three miles and has a wide range of commercial and recreational facilities, while Sherborne with its Abbey, wide selection of independent and high street shops, along with Waitrose and Sainsbury's is only 20 minutes away.

Communications to the area are excellent with the A303 leading to the M3 in London westwards linking to the M5 at Taunton or on to Devon and Cornwall. Railway links are excellent, with mainline stations at Yeovil and Sherborne serving London Waterloo and an Intercity service from Castle Cary to Paddington.

SPORTING AND RECREATION

Golf is at Yeovil, Sherborne and Long Sutton. Racing at Wincanton, Taunton and Bath. Fishing and sailing (by permit) at Sutton Bingham Reservoir near Yeovil. Various water sports on the Jurassic Coast.

EDUCATION

The area offers excellent schooling options. Locally there are well-regarded primary schools. The Yeovil area has a range of state secondary schools, while Sherborne is home to the highly regarded Sherborne Schools. Other nearby independent schools include Millfield, Leweston, Hazlegrove, Perrott Hill and Bryanston.



LOCAL AUTHORITY

Somerset Council 0300 123 2224

Council Tax Band: D

SERVICES

Mains electricity, water and drainage

Oil central heating

LPG for gas hob

Wessex Internet full fibre broadband to the property

EPC: D

CONTENTS, FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, carpets, light fittings, garden ornaments etc. are specifically excluded but may be available through separate negotiation

DIRECTIONS AND VIEWINGS

Postcode: BA21 3QF

what3words: ///extend.revived.suave

From the A303 take the A37 junction signposted Ilchester and follow the A37 towards Yeovil for just over 3.5 miles then turn left signed Yeovil Marsh. Drive through the village passing All Saints Church on your left and turn right up Chapel Lane (no through road). After about 100m you will see the gates for The Barn on the left.

VIEWINGS: Only by appointment with Jackson-Stops'
Sherborne office: 01935 810141

AGENTS NOTE: Please ask agent about covenant

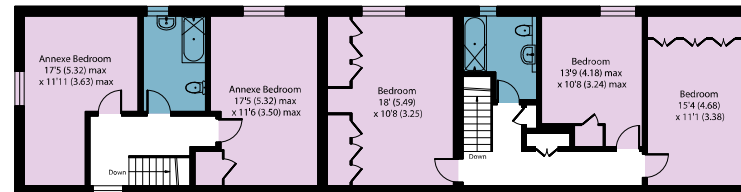
The Barn West Farm, Yeovil Marsh, Yeovil

Approximate Area = 2752 sq ft / 255.6 sq m

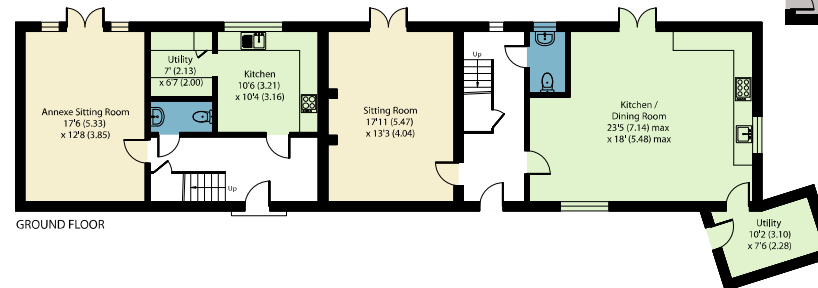
Garage = 349 sq ft / 32.4 sq m

Total = 3101 sq ft / 288 sq m

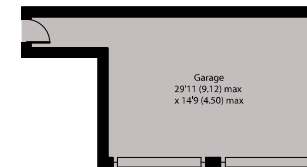
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Jackson-Stops. REF: 1423263

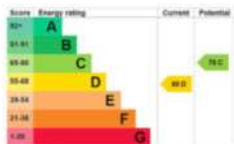


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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.

5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



SHERBORNE

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PROPERTY EXPERTS SINCE 1910