



BARTON FARM

DIBBLES LANE, WEST COKER, SOMERSET

JACKSON-STOPS 

BARTON FARM
DIBBLES LANE
WEST COKER
SOMERSET BA22 9BB

GORGEOUS FARMHOUSE WITH GENEROUS LIVING SPACE SET IN BEAUTIFUL GROUNDS AMOUNTING TO ALMOST 1.5 ACRES IN A QUIET CORNER OF POPULAR WEST COKER



DISTANCES (APPROXIMATE)

YEOVIL - 3 MILES (LONDON
WATERLOO 2 HOURS 20 MINUTES)
A303 - 7 MILES
SHERBORNE - (LONDON WATERLOO
2 HOURS 15 MINUTES)
CASTLE CARY - 20 MILES (LONDON
PADDINGTON 1 HOUR 40 MINUTES)

GROUND FLOOR

- Entrance Hall and Reception Hall
- Drawing Room
- Snug
- Kitchen/Breakfast Room
- Dining Room
- Rear Lobby
- Utility
- Cloakroom
- Study
- Workshop

FIRST FLOOR

- Principal Bedroom with Ensuite Shower Room
- Three Further Double Bedrooms, one with Ensuite
Bathroom
- Family Bathroom

OUTSIDE

- Delightful, South Facing Terrace and Formal Gardens
- Orchard and Pond
- Mower Shed, Barn, Greenhouse, Stone Outbuilding
- Car Port and Ample Driveway Parking
- Total holding circa 1.47 Acres



THE PROPERTY

With its handsome façade and sweeping gravel drive, Grade II listed Barton Farm, constructed of Hamstone under a decorative clay tile roof, promises and delivers a great deal. Cool flagstone floors, exposed beams, inglenook fireplaces and mullioned windows with deep seats and shutters nod to a history dating back two or three centuries, while thoughtful renovation and stylish decoration brings the house right up to date in terms of modern comfort and living. The entrance hall with its flagstone floors and exposed beams, opening out into a gracious reception area, sets the tone wonderfully. The heart of the home is in the generously proportioned kitchen which is open plan with a fabulous oak framed garden room, full of light and plenty of space for a large dining table, with French doors onto the terrace. The kitchen comprises painted wooden units under wood or granite surfaces, with a four-oven electric aga (cream) with integrated electric hob set in a traditional inglenook, along with a porcelain butler sink and space and connection for a dishwasher. A central island provides further food prep and storage space. Just next door, a supremely comfortable, dual aspect snug, with a wood burner and window seats provides a great space for informal relaxation, while the generous dual aspect drawing room with its grand inglenook open fire offers an elegant room in which to entertain. A side entrance opens into a useful rear lobby with cloakroom and large utility room with space and connection for a washing machine and dryer and on to the well-lit study.

Upstairs, the dual aspect principal bedroom enjoys gorgeous views of the garden, with fitted wardrobes and an ensuite shower room, while at the other end of the house a graceful guest bedroom also looks over the garden and has the benefit of a well-appointed ensuite bathroom with separate shower. Two further double bedrooms share a beautifully decorated family bathroom with freestanding bath. The landing is home to an airing cupboard and provides access to the loft.

GARDEN & GROUNDS

A sweeping, circular gravelled drive, bordered by lawns, hedges and bountiful rose beds announces your arrival at Barton Farm. There is plenty of parking both on the drive and in the car port, which lies next to a mower shed and a stone outbuilding. To the rear of the property the delightful formal garden encloses the south facing terrace which is lined with box topiary, lavender, catmint and roses, while wisteria and climbing roses adorn the walls of the house. Borders are well stocked with iris, geraniums, alliums and Japanese anemones along with fragrant shrubs such as mock orange, weigela, white lilac and hibiscus providing colour and scent, while formal hedges create garden rooms and winter structure. Beyond the formal garden lies a delightful orchard area planted with trees including apples and cherries, leading down to a pond bordered by willows. The green fingered will be delighted with a vegetable garden comprising raised beds, a large greenhouse, compost bays and a small barn. These beautiful gardens and grounds extend to almost 1.5 acres.

Tucked away on a quiet lane, Barton Farm, with its historic charm, plentiful living space and gorgeous gardens provides the perfect setting for an idyllic country life while enjoying the amenities of a flourishing village and being within easy reach of Yeovil and Sherborne.





LOCATION

The countryside surrounding West Coker must be among the most beautiful in the Southwest of England, much of it designated a Special Landscape Area, in which a policy of strict planning control operates to preserve its rural character. The rolling landscape is primarily pastureland broken up by pockets of light woodland.

West Coker is a thriving village with many facilities where residents benefit from well supported and local facilities including two public houses with restaurants, a garage with general store, a petrol station, doctors' surgery with dispensary, shop/post office, butchers, primary school, church, along with an exclusive boutique hotel with spa and restaurant. The new Pavilion is home to a thriving youth club, scouts and the adult and junior cricket club. The Village Hall hosts many events, clubs and classes and the Art Centre also hosts occasional classes. The Southwest Bicycle Works offers a pick up and drop off service for bike repairs/servicing. This really is the perfect village location for family life with all the facilities you could ask for and more, all within walking distance. The village is on a bus route and Yeovil is 3 miles away offering an excellent range of shopping, nightlife and leisure facilities.

Communications to the area are excellent. The A303, A37 and A30 are all within a short distance, and mainline station at Yeovil Junction is about 2 miles away (London to Waterloo about 2hrs 20 mins) and Yeovil Pen Mill on the Weymouth to Bristol/Cardiff line.

SPORTING AND RECREATION

Racing at Taunton, Exeter and Wincanton. Water sports at Sutton Bingham Reservoir and on the nearby Jurassic Coast. Numerous golf courses all within easy reach. There are many National Trust properties within easy reach. The nearest, Montacute House, has a branch of the National Portrait Gallery. There are two National Nature Reserves within a mile, with hundreds of wild orchids. The village itself has a bicycle workshop with group rides, cricket, tennis and a children's adventure park.



EDUCATION

The Primary School in West Coker is highly regarded but there are a number of excellent schools for children of all ages within easy motoring distance. Most notable are the Sherborne Schools Group, Leweston, Hazlegrove at Sparkford and Perrott Hill at North Perrott.

LOCAL AUTHORITY

Somerset Council – 0300 123 2224

Council Tax Band - E

SERVICES

Mains electricity and water. Oil-fired central heating.
Private drainage (Klargester treatment plant, installed 2024)

EPC rating - Exempt

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

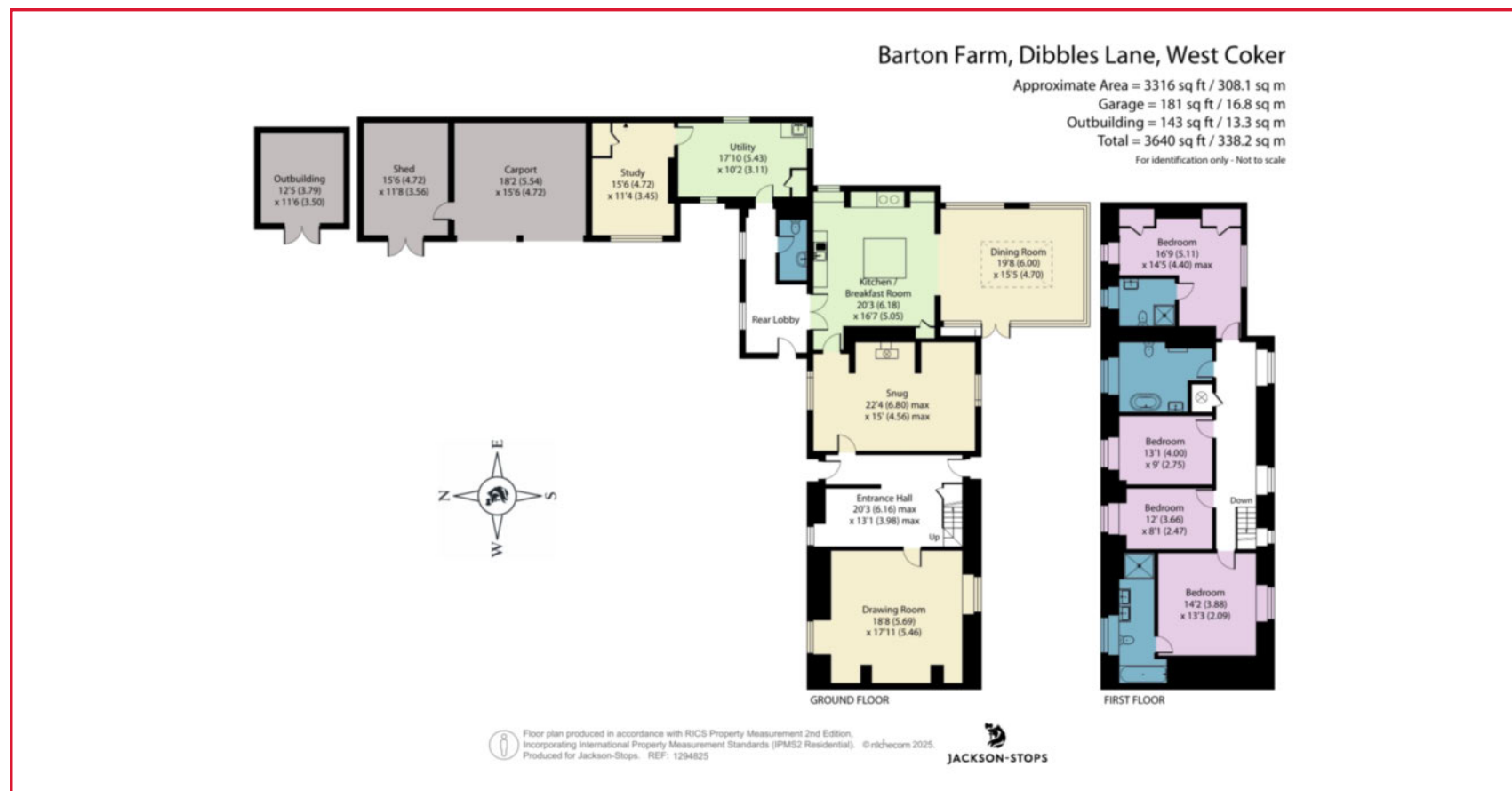
(postcode BA22 9BB)

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Travelling on the A30 west of Yeovil on West Coker Road, come down the hill into West Coker and take the second right into Dibbles Lane, bear round to the left whereupon you will find Barton Farm on your left.

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





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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