



HAMBLETON  
ESTATE AGENTS

THE BARN HOUSE  
NORTH CHERITON  
BA8 0AB



£650,000

# The Barn House, Cheriton Hill, North Cheriton, Templecombe, BA8 0AB.

Occupying an elevated position with far-reaching countryside views, this impressive four bedroom detached house sits within a large mature garden and offers 2,394 sq ft of generous and versatile living accommodation. Constructed in 1976 with attractive natural stone elevations, the property combines character with excellent potential for modernisation.

**Accommodation-**The ground floor provides an abundance of versatile living space, with four well-proportioned reception rooms offering flexibility for both family life and entertaining. Upon entering through the porch, a cloakroom is conveniently positioned on the right. A spacious dining hall lies at the heart of the home, perfectly positioned beside the kitchen, which enjoys a rear aspect and is well-equipped with a good range of units. Off the kitchen, there is a useful utility/boot room with a door giving access to the rear porch. The remaining three reception rooms are particularly spacious, including a light and airy living room featuring an impressive stone hearth with an open fireplace.

Upstairs, a generous landing provides an ideal study or reading area and leads to four well-proportioned double bedrooms, all benefiting from pleasant outlooks. This level is further complemented by the convenience of two family bathrooms.

While the property would benefit from some sympathetic modernisation, it presents an excellent opportunity for purchasers to create a truly individual family home. Furthermore, there is potential to form an annex within the existing footprint (subject to the necessary consents).

**Outside.** Set within an extensive mature plot, the property enjoys a delightful setting enhanced by picturesque natural stone boundary walls which retain elements of the former walled garden from the neighbouring farmhouse

To the front, a generous driveway provides ample parking beside a lawned garden, the drive continuing alongside the house to a substantial stone-built barn (45' x 13') believed to date from the early Victorian era with impressive timber beams and period character, it adds significant charm and potential for many uses. Beyond the barn lies an expanse of

lawn incorporating an orchard, from which there are views across the Blackmore Vale countryside towards the iconic Alfred's Tower. Abutting the rear of the house is a large paved terrace offering an ideal spot for outdoor dining and relaxation, with steps leading down to the barn and main body of the garden.

North Cheriton is a popular village in beautiful countryside on the edge of the Blackmore Vale, lying south of the A303, a couple of miles south west of the small, historic market town of Wincanton and within easy reach of Bruton, Castle Cary and Sherborne. A wide range of commercial, cultural, sporting facilities and amenities are on offer in the surrounding area, with a good choice of excellent state and independent schools. North Cheriton has a church, and there are country pubs and restaurants to be found in neighbouring villages. There is easy access to the A303 (London/ Exeter) just over a mile away and two mainline rail links to London are within a short drive. The first runs from Templecombe to Waterloo and the second from Castle Cary to Paddington.

**SERVICES:** Mains water, electricity, private drainage, oil fired central heating and telephone all subject to the usual utility regulations.

Private Drainage - septic tank - We currently await confirmation if the septic tank complies with current legislation.

**COUNCIL TAX BAND:** G

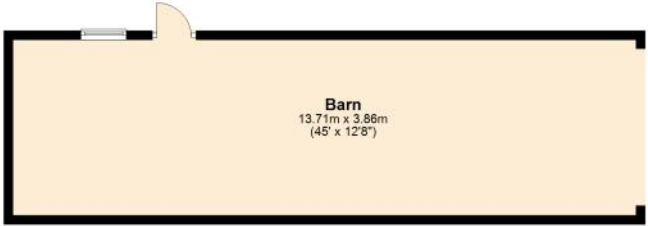
**TENURE:** Freehold

**Important notice:** Hambledon Estate Agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings therefore room sizes should not be relied upon for carpets and furnishings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection.

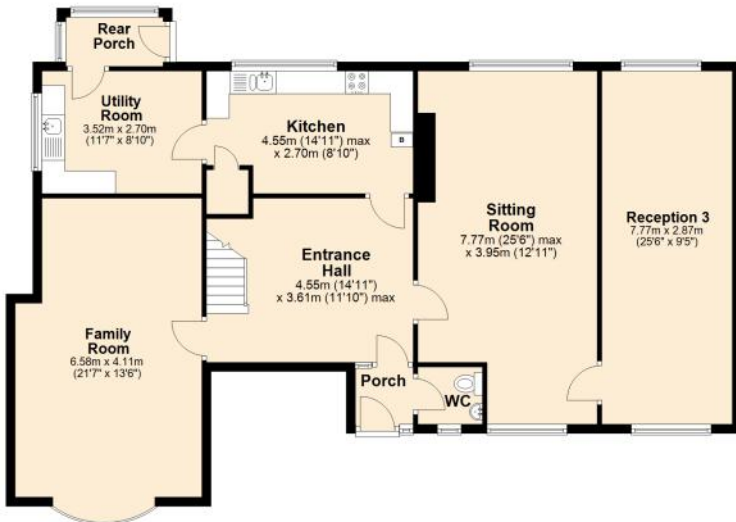




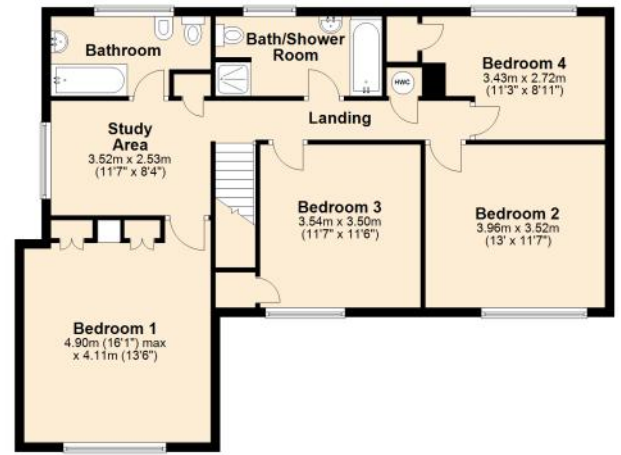
**Ground Floor**  
Approx. 177.5 sq. metres (1910.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



**First Floor**  
Approx. 91.2 sq. metres (981.3 sq. feet)





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