

# Ailm Barn East Compton, Somerset BA4

 Knight  
Frank





**An attractive, well-presented late-Georgian cider barn conversion overlooking unspoilt countryside.**



Pilton 1.6 miles, Shepton Mallet 2.5 miles, Wells 5.5 miles, Glastonbury 7.7 miles, Bruton 8.1 miles (Paddington 2.25 hours), Bath 21.1 miles, Bristol Airport 22.5 miles. (Distances and time approximate)



## Situation

Ailm Barn is situated in unspoilt, open countryside on the eastern edge of the Somerset Levels. The nearby village of Pilton (1.6 miles) has a parish church, pub and local Co-op convenience store and is also the site of the Glastonbury Festival, to which all villagers including the owners of the property get a free ticket. The property is conveniently close to the market town of Shepton Mallet which has an excellent selection of shops and local businesses including a large Tesco. Nearby transport links include a rail service from Bruton to Paddington (2.25 hours) and Bristol Airport is only about 40 minutes away by car. The local area has a wide choice of schools including the Bruton schools, Wells Cathedral School, Downside and Millfield.



## Ailm Barn

Built in 1820 and converted in the 1980s, Ailm Barn is a stone-built cider barn with a clay tiled roof. The barn has a magnificent dining hall connected by an impressive oak staircase to the first floor sitting room with both under a vaulted ceiling. It also has a fully fitted kitchen/breakfast room with an AGA and windows on three sides and three bedrooms, family bathroom and principal bedroom suite with en suite shower, gym/yoga room and home office.

Outside the barn has a shared approached drive, gravelled parking area, period lean-to one-car garage with two storage rooms behind and a small lawn with a mature weeping willow.

At the rear between the kitchen and the two storerooms is a pretty, walled courtyard garden.

### Tenure

Freehold

### Services

Mains water & electricity. Shared private drainage. Oil-fired central heating & AGA.

### Local Authority & Council Tax Band

Mendip District Council  
([www.mendip.gov.uk](http://www.mendip.gov.uk))

Tax Band: D

### Directions (Postcode BA4 4NR)

From the roundabout at Cannards Grave just south of Shepton Mallet, where the A37 meets the A371, take the A37 turning signed to Yeovil. After 200 yards turn right onto the A361/East Compton Road, signed to Taunton. Drive for just under a mile and turn right just past a green-painted barn onto the shared driveway to the property, marked Orchard House. Proceed down the drive bearing right at the fork and Ailm Barn will be found at the end on the left.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

### Approximate Gross Internal Floor Area

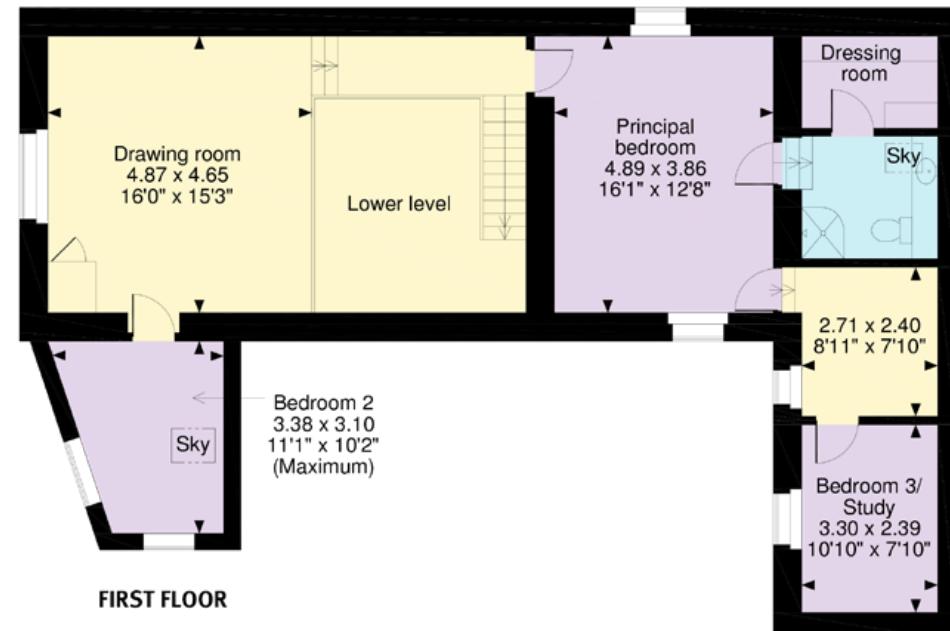
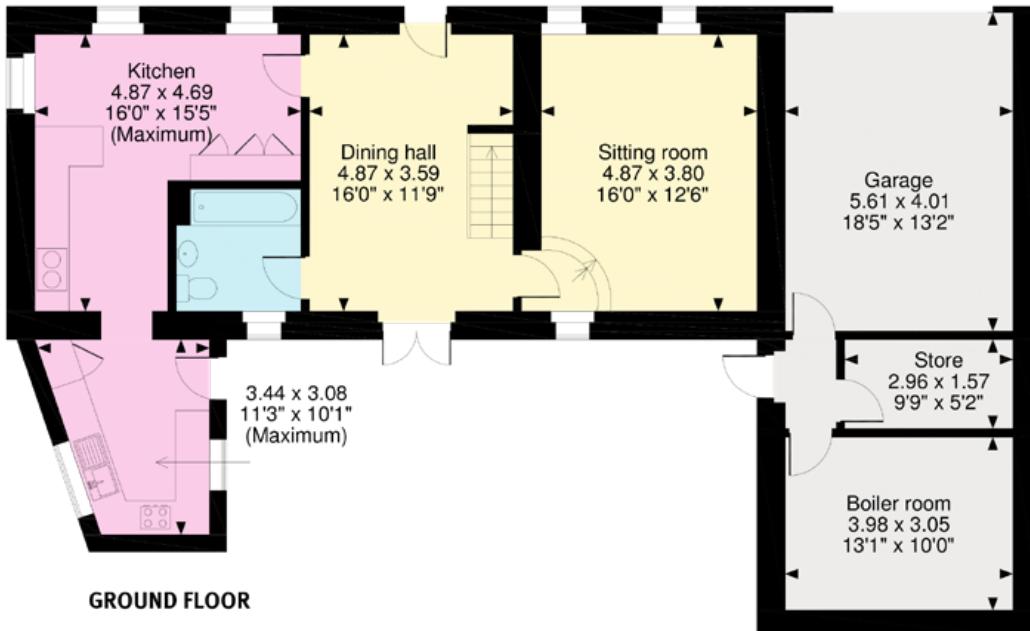
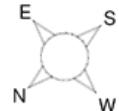
**Main House: 158 sq m / 1,703 sq ft**

**Garage: 23 sq m / 242 sq ft**

**Store & Boiler Room: 19 sq m / 208 sq ft**

**Total: 200 sq m / 2,153 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact.  
Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Knight Frank  
15 Cheap Street  
Sherborne, DT9 3PU  
[knightfrank.co.uk](http://knightfrank.co.uk)

**I would be delighted to tell you more.**

**Simon Barker**  
01935 810064  
[simon.barker@knightfrank.com](mailto:simon.barker@knightfrank.com)



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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