



Stoodly Barn, Worminster, Somerset



A linked period barn conversion set in an exceptional, hillside position with far-reaching views across unspoilt countryside.

Summary of accommodation

Ground Floor - Atrium reception hall | Sitting room | Kitchen/dining room

Principal bedroom with en suite shower room

Further double bedroom with en suite bathroom & shower

Two further double bedrooms | Family shower room | Cloakroom | Laundry room

Basement - Study | Gym | Shower/steam room | Sauna | Cinema room

Garden and grounds - Double garage & workshop/garden store | Parking

Summer house with integral kitchenette & en suite shower room

Garden & grounds

In all approximately 4 acres

Distances

North Wootton 1 mile, Pilton/A361 1.8 miles, Wells 3 miles, Shepton Mallet 4 miles, Glastonbury 8.2 miles, Street (Millfield School) 10 miles, Bristol Airport 19.6 miles (Distances approximate).



4



4



3



4 acres

EPC
B





Location

Stoodly Barn is part of the small, rural settlement of Worminster, centred around two farms and a short distance from the small village of North Wootton which has a village hall and parish church. For groceries, nearby Brown Cow Organics (www.browncoworganics.co.uk) sell beef, chicken and yogurt and there is a Co-Op convenience store in nearby Pilton. Worminster is roughly midway between Wells and Shepton Mallet which both have an excellent selection of shops, local businesses and supermarkets as well as medical, dental and veterinary surgeries. For transport links, the A361 is a short drive away. Wells and Shepton Mallet have direct rail services to Bristol Temple Meads and Paddington respectively and Bristol Airport is about 40 minutes away by car. The local area also offers an excellent selection of schools from both the state and independent sectors. The latter category includes Wells Cathedral School, Millfield School and Preparatory School, All Hallows, the Bruton schools and Hazlegrove, which are all easily accessible.

Stoodly Barn

Converted in 2013 and unlisted, Stoodly Barn is a linked, stone-built former livestock barn that was sympathetically extended during the conversion, creating an L-shape with the two arms joined by a glazed atrium reception hall. The property has subsequently been completely transformed and upgraded by the current owners. This not only included completely re-fitting the interior but they also created a basement incorporating a study, cinema room, gym and associated shower/steam room and sauna. The house is thermally efficient with high levels of insulation and has a contemporary feel, whilst the character of the original building is reflected in vaulted ceilings with exposed roof timbers in most rooms.

Off one side of the reception hall is the sitting room which has an open fireplace and built-in bookshelves and leads through to two east-facing double bedrooms, both with built-in wardrobes, family shower room and the principal bedroom which has windows on two sides with lovely south and east-facing views, built-in wardrobes and an en suite shower room. Immediately off the other side of the hall is the kitchen/dining room which has south-facing bi-fold doors along one side allowing the house to be opened up in fine weather with views out across the valley. The kitchen is fitted with clean-cut, contemporary Charles York units, a good range of Miele electrical appliances, BORA induction hob, Teppanyaki grill and a semi-circular bench seat to accommodate a circular dining table. Beyond the kitchen are the cloakroom, laundry room and guest bedroom with walk-in wardrobe, en suite bathroom with separate shower and windows on two sides, including French windows opening onto the terrace with the lovely view beyond. A door opens to a further glazed atrium where a spiral staircase leads down to the study below, beautifully lit with natural light flooding in from the atrium above. Adjacent to the study is the gym with attendant shower/steam room and a separate sauna and a cinema room.







Garden and Grounds

Stoodly Barn is positioned on the upper part of a south-facing hillside giving it a dominating and elevated setting. The barn is approached down a shared access drive leading to a gravelled parking area beside a timber-clad double garage and workshop/garden store. A long and easy rising series of paved steps leads up to an illuminated and paved path to the front door. The garden and grounds extend out on three sides with the terrain landscaped to provide a level garden in front before dropping down to the parking area below. Fringing the front of the barn and accessible from the kitchen is a paved terrace with a raised, west-facing timber deck to one side for outside dining on summer evenings. Aside from the richly planted garden immediately adjacent to the barn, the grounds are laid to pasture to enable the views to be enjoyed to best effect. The boundaries are fenced with stock-proof fencing, supplemented where necessary by recently planted hawthorn and blackthorn field hedges to provide privacy from neighbouring properties. Above the house and with uninterrupted panoramic views is a timber-clad with sedum sides and roofed summer house with its own paved terrace, integral shower room and kitchenette. In all about 4 acres (1.62 hectares).





Property Information

Tenure Freehold

Services Mains electricity. Private water & drainage. LPG- fired underfloor heating. Solar-thermal & photovoltaic panels. Air conditioning in kitchen/dining room & sitting room. Satellite broadband connection available. Green water tank for garden irrigation.

Local Authority & Council Tax Band Mendip District Council (www.mendip.gov.uk).

Tax Band: G.

Directions (Postcode BA4 4AJ)

Travelling on the A361 in Pilton, on reaching the war memorial by a star-shaped junction, turn off and head north-west on Higher Westholme Road. Drive for 0.5 mile and then bear right, continuing on Higher Westholme Road signed to Burford. After 0.3 mile at the T-junction turn left onto Stoodly Lane. Continue for just over 0.75 mile to a T-junction. Turn right onto Worminster Batch. Drive up the hill for about 200 yards and then turn right onto a wide concrete driveway signed Worminster Farm. Take the first turning on the right after 50 yards and continue to the end of the driveway to the property.



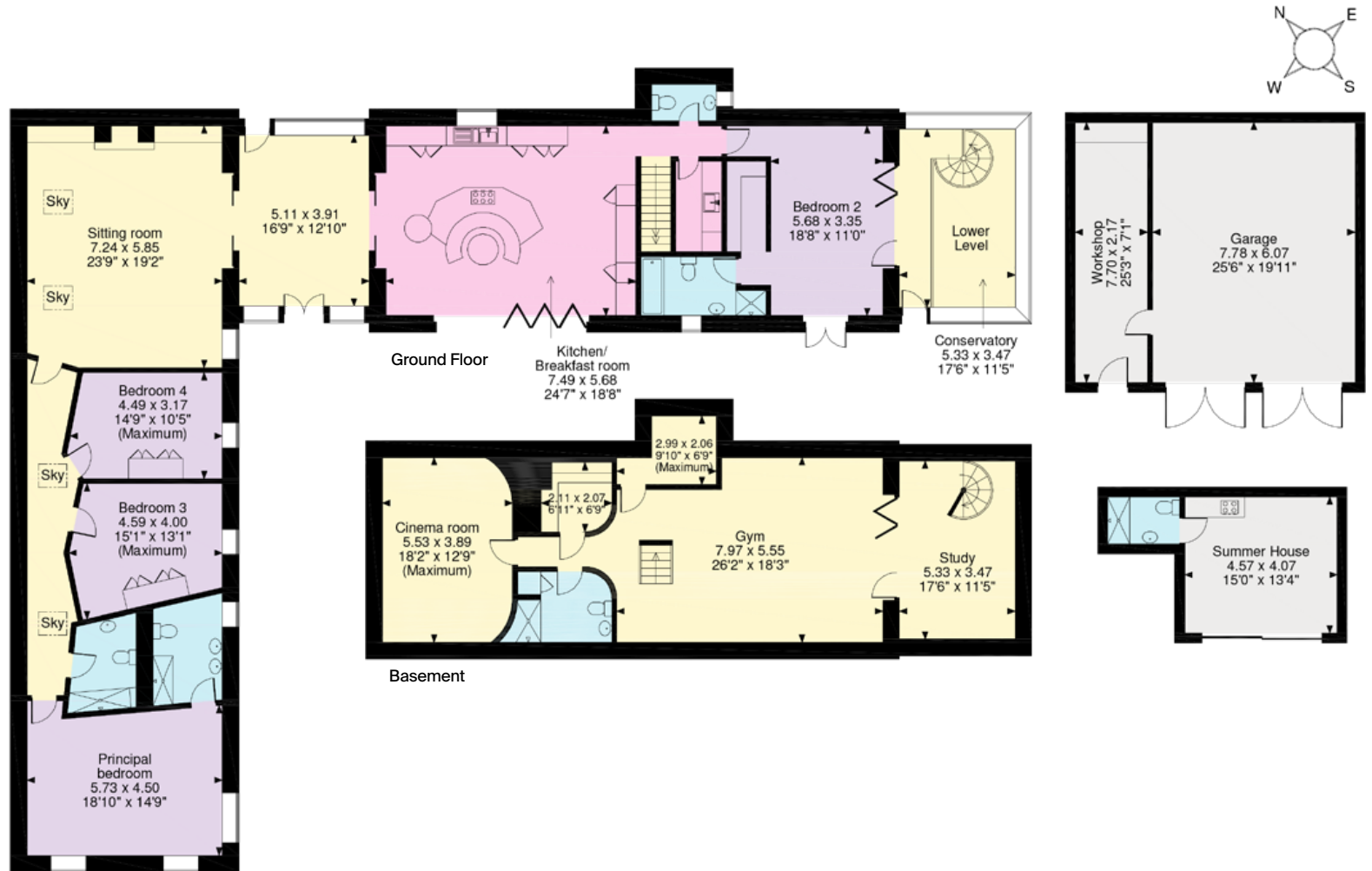
Approximate Gross Internal Floor Area

Main House: 352 sq.m / 3,789 sq.ft

Garage & Workshop: 65 sq.m / 703 sq.ft

Summer House: 22 sq.m / 235 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.



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