

The Old Rectory, Yarlington, Somerset

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An extended former rectory in a private, peaceful setting with far-reaching views over the surrounding countryside.

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## Summary of accommodation

**Ground Floor** - Porch | Entrance hall | Cloakroom/WC | Living room | TV room  
Office | Kitchen/dining room | Boot room | Laundry room

**First Floor** - Principal bedroom with walk-in wardrobe, ensuite bath & shower room & access to balcony | Guest bedroom with ensuite shower room & access to balcony | Three further double bedrooms (one currently used as a study)  
Family bathroom

**Garden and grounds** - Attached triple garage with integral log store  
Attached workshop with gardener's WC | Parking | Garden | Vegetable garden  
Orchard | Two ponds | Two artificial streams

In all approximately 1.11 acres

## Distances

Yarlington village centre 0.3 mile, A371 1.5 miles, Castle Cary 4 miles, Castle Cary station 4.5 miles, Wincanton/A303 4.5 miles, Templecombe station 7.5 miles, Bruton 5.5 miles, Sherborne 8.5 miles, Bristol Airport 32 miles.  
(Distances and time approximate).



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4



3/4



1.11  
acres

EPC  
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## Location

The Old Rectory is situated in the south-west side of the village of Yarlington amidst unspoilt countryside. The village has a parish church, pub and village hall. It is less than four miles from Castle Cary which has a good range of shops and local businesses including GP, dental and veterinary surgeries. Under five miles away is the town of Wincanton, which also has good facilities, including three supermarkets. Bruton, with its restaurants and art galleries, is just over five miles away and the abbey town of Sherborne, which has a Waitrose, is about 9 miles to the south. "The Newt in Somerset" with its beautiful gardens is nearby. Local transport links are good. The A371 and A303 are both within two miles and there are direct rail services from nearby Castle Cary and Templecombe to Paddington and Waterloo respectively. Bristol Airport is about an hour away by car. The area is renowned for its good state and independent schools. These include schools in Castle Cary, Wincanton, Bruton, and Sherborne plus Hazelgrove, All Hallows, Lewiston, Port Regis and Millfield.

## The Old Rectory

Approached via a long gravel driveway, The Old Rectory enjoys peace and privacy and has uninterrupted views across open countryside bordering the River Cam. It was built in 1938 to house the local rector and his family. In 1980 it was sold by the Church Commissioners to the current owners and has since been imaginatively extended and modernised.

Today it is a very well presented family home with a surprising amount of living space within it. This has been achieved by extending the house in two directions and converting the roof space. The extended living room on the ground floor is light and airy with a seating area around a Jetmaster fire and a separate library area beyond with sliding glass doors leading to the terrace.

The adjacent TV room also has sliding glass doors to the terrace and together these two rooms provide a good flow of space for summer entertaining. Both have rich, warm timber flooring, which matches the internal doors throughout the house. The office, with its own access, has views up the drive and towards the centre of the village. It has since been used by the present owners to run their professional practices and has high speed internet and telephone connection.

The kitchen/dining room has windows on three sides and is light and spacious. It has a walk-in store cupboard and a range of units under Corian worktops with integrated appliances. The bespoke cooking island also enables the cook to enjoy the view beyond the dining area.

The kitchen has a slate floor and the dining area has underfloor heating and can seat up to fourteen, with glass doors leading to the outside decking. The focus of the house is orientated to an arc from south-west through to north-west, enabling the principal rooms to enjoy the view, especially in the afternoon and evening.









## Garden and Grounds

The Old Rectory is approached off a country lane down a long driveway that leads to a good-sized gravel parking area in front of the house, where there is room for several cars. Abutting it and attached to the house is a triple garage incorporating a log store and workshop with a gardener's WC. The house sits well within its grounds that amount to about 1.11 acres (0.45 hectare) and enjoys privacy and beautiful views. At the south west side of the house is a paved terrace, partially sheltered by the balcony, leading to a timber deck that is ideal for outdoor entertaining. Beyond the deck is a large pond with an island at its centre, which is a refuge for wild ducks and moorhens. The pond is fringed by Silver Birch and Willow with a beautiful Horse Chestnut on the island. Two small artificial streams connect to the pond, one leading to a smaller pond in the orchard. Beyond the pond the land slopes gently down into the valley below with the surrounding countryside as a backdrop. The grounds also include a small orchard and vegetable garden and are enclosed by mature hedging and park railings.

## Property Information

**Tenure:** Freehold.

**Services:** Mains water & electricity. Private drainage. Oil-fired central heating. Solar Thermal panels. Highspeed fibre optic broadband.

**Local Authority & Council Tax Band:** Somerset Council ([www.somerset.gov.uk](http://www.somerset.gov.uk)). Tax Band G.

## Directions (Postcode BA9 8DN)

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Travelling west on the A303, take the exit to Wincanton. At the roundabout at the end of the slip road take the first exit onto Lawrence Hill, signed to Castle Cary/A371. Continue along the A371 for about three and a half miles before turning left, signed to Sherborne (old-fashioned signpost). Drive for a further half mile. Turn right signed to Yarlinton. At the junction in the centre of the village turn left onto West Street, signed to Woolston. The entrance to the driveway to the property will be found on the right after 450 yards.

**Approximate Gross Internal Floor Area**

**Main House: 303 sq.m / 3,257 sq.ft**

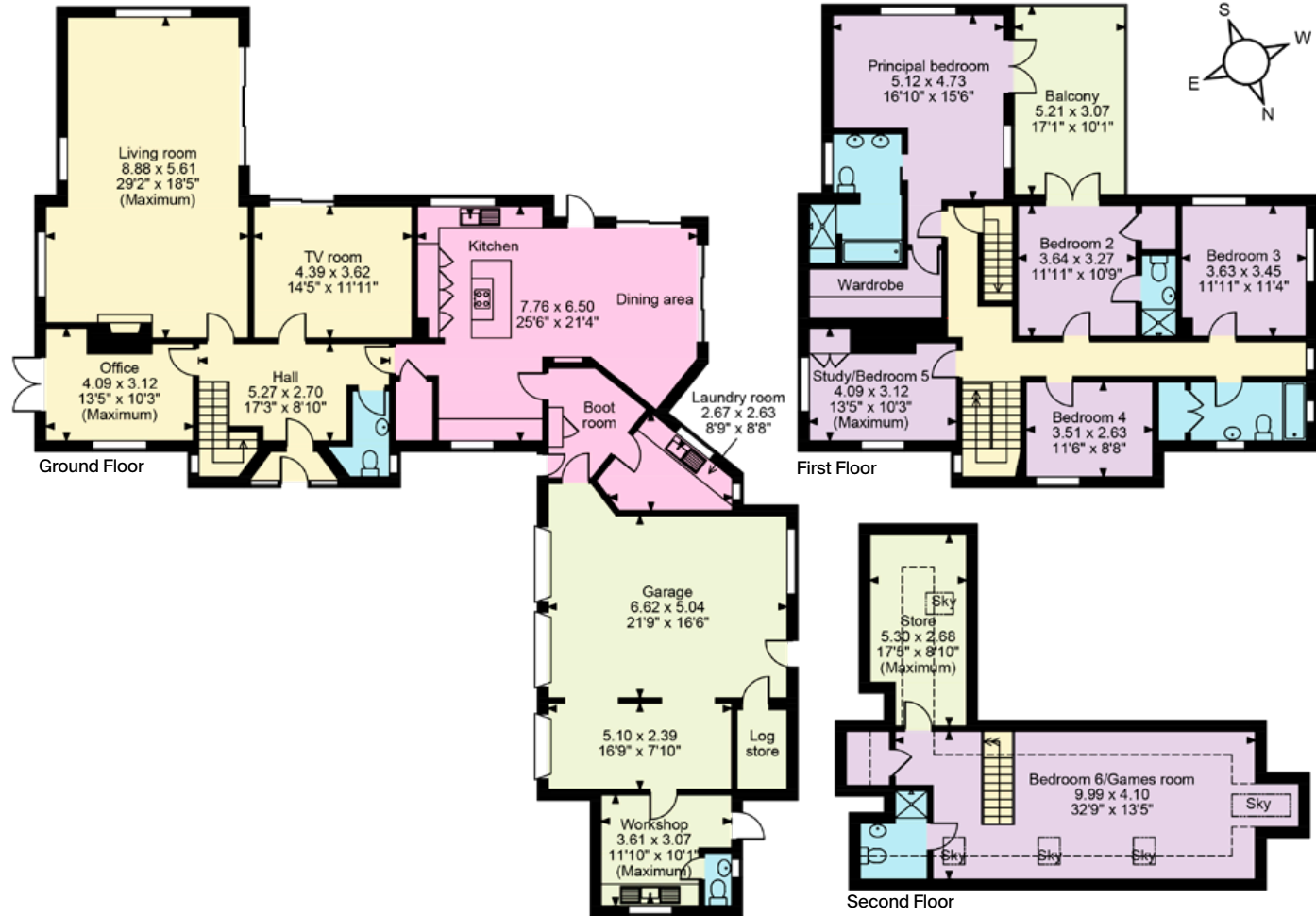
**Garage: 52 sq.m / 555 sq.ft**

**Workshop: 11sq.m / 119 sq.ft**

**Balcony external area: 16 sq.m / 172 sq.ft**

**Total: 365 sq.m / 3,931 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.



---Denotes restricted head height

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I would be delighted to tell you more

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Particulars dated April 2024. Photographs and videos dated March 2024.

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