

# Woolston

Yeovil, BA22 7BL

COOPER  
AND  
TANNER



## £900,000 Freehold

A beautifully presented four bedroom barn conversion in the heart of the sought after village of North Cadbury. With delightful countryside views and extensive gardens this tucked away haven makes for an ideal family home.

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## Yeovil

### BA22 7BL

 4  4  3 EPC F

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### ACCOMODATION

This unique property offers a choice of entrances, but due to its distinctive reversed layout—where the main living accommodation is located on the upper level—the most convenient access is via a striking double staircase leading to the front of the house. This approach brings you into a spacious and welcoming entrance hall, which also serves as a central landing, providing access to the primary living spaces. To the southern end of the upper floor lies the heart of the home: a generous open-plan kitchen and dining area, flowing seamlessly into a beautifully proportioned main sitting room. This space benefits from an abundance of natural light and offers stunning views of the surrounding countryside. To the northern end, you'll find a separate family room, an additional sitting room or snug, a study—ideal for remote work or quiet reading—and a well-appointed family bathroom. The bedroom accommodation is thoughtfully arranged on the ground floor, offering cooler, quieter spaces ideal for rest and relaxation. The master bedroom is a standout feature, complete with a spacious en suite bathroom and ample storage. Two further double bedrooms and a large single bedroom provide flexible options for family, guests, or hobbies. Completing this level is a modern family shower room and a highly practical utility room, perfect for laundry and everyday household needs. This intelligently designed layout not only maximizes the charm and character of the barn conversion but also provides superb functionality for modern family living.

### OUTSIDE

Approached via a sweeping, tree-lined driveway, the property enjoys a wonderful sense of privacy and tranquillity. The drive leads to a generous area of off-road parking, discreetly positioned away from the main house to preserve its charming and unspoiled aesthetic. The gardens are a true highlight of the home, thoughtfully landscaped to provide a perfect balance of open lawn, hardstanding, and richly planted borders with mature shrubs and

trees. A particular feature is the secluded walled rose garden—a peaceful and fragrant retreat ideal for quiet reflection or afternoon tea. For those with green fingers, there is a well-established vegetable garden complete with an impressive greenhouse, ideal for cultivating home-grown produce throughout the seasons. Adding to the property's versatility is a substantial detached outbuilding, currently used as an entertainment space and creative studio. This flexible structure offers exciting potential for a range of future uses, from a dedicated hobby room or home office to possible conversion into additional accommodation—subject to the necessary planning permissions. Altogether, the outdoor space complements the interior beautifully, providing scope for relaxation, recreation, and even self-sufficiency, all within a serene village setting.

### SERVICES

Oil fired central heating is installed. The property benefits from mains electricity and water with private drainage installed.

### LOCATION

The village of Woolston is situated between Castle Cary and Yeovil with access to the A303. The village is a short distance from a local primary school in North Cadbury, a local historic parish church, country inn and village hall. Castle Cary (4 miles) is an attractive market town with a good range of shops and amenities. There is a mainline station with trains to London/Paddington, good transport links on the A303 (M3/London Road) and Bath and Bristol can be serviced within the hour.

### VIEWING ARRANGEMENTS

Strictly through prior arrangement with Cooper and Tanner on 01963350327. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).





# The Barn House, Woolston, North Cadbury, Yeovil, BA22

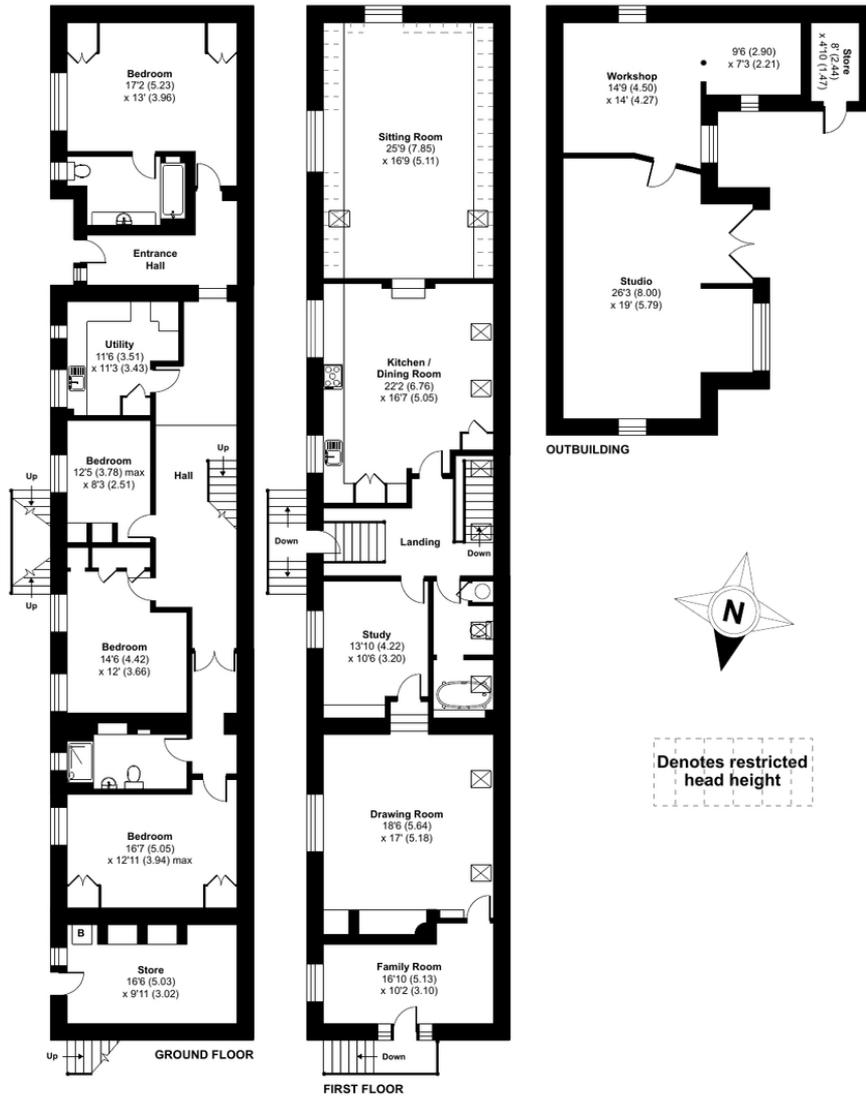
Approximate Area = 3110 sq ft / 288.9 sq m

Limited Use Area(s) = 102 sq ft / 9.5 sq m

Outbuilding / Store = 932 sq ft / 86.6 sq m

Total = 4144 sq ft / 385 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Cooper and Tanner. REF: 1301070

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