



Wagon Barn, Southwood, Evercreech, Somerset, BA4 6LX

£345,000 Freehold

COOPER  
AND  
TANNER



# Wagon Barn, Southwood Evercreech, Shepton Mallet, Somerset, BA4 6LX

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Guide Price £345,000 Freehold

## Description

An individual modern detached house, completed in 2016, enjoying fabulous rural views and offering light and airy accommodation. This superb wooden-clad property includes two double bedrooms (one on GF), an impressive reception room with large feature window, off-road parking and a generous garden (to be allocated).

The property currently forms part of Southwood Farm; an attractive period farmhouse, a series of stone barns, gardens and land of over two acres. Wagon Barn was built by the current owner as ancillary accommodation and more recently to date has been enjoyed as a highly successful holiday let, with guests particularly fond of the far-reaching views and convenience of the mainline station (2.5 miles away), the A303, local attractions such as The Newt, and towns such as Castle Cary and Bruton, just a short distance away. The dwelling has full unfettered residential planning permission, and both Wagon Barn and Southwood Farm are now being offered for sale separately. The initial accessway, entered via high wooden gates and enclosed by fencing across the western boundary (providing excellent security and added privacy) will become shared, serving the two properties. The existing driveway for the main farmhouse has a turning to the right, which provides Wagon Barn with its own private parking area. The owner has marked out the area of garden allocated to Wagon Barn, which will enable prospective purchasers on viewing appointments to see where the boundary could lie. No fencing has been erected, as it is likely a purchaser of Wagon Barn will have their own ideas and will wish to maximise to beautiful outlook to the east and the south.

## Accommodation:

A double glazed, frosted door to the front of the property opens into an entrance hall, which has a ceramic tiled floor (continued throughout ground floor), coat hooks, and access into the main

bedroom and sitting room. The ground floor bedroom is a well-proportioned double and dual-aspect, with windows to the front and side. There is a storage cupboard under the stairs and a door opening through to the wet room. Fully tiled and fitted with a matching suite comprising a low level WC, a wash hand basin and a shower. There is also a heated towel rail, a wall-mounted mirror and a shaver point. A further door from the wet room then leads through to the kitchen. The kitchen is compact but fully functional, offering space for additional wall units if desired. Also a dual-aspect room, the kitchen is finished in a contemporary style and includes a pull-out pantry cupboard, an integrated electric oven and hob, plumbing for a washing machine and a slimline dishwasher, plus space for a freestanding fridge/freezer.

Adjoining the kitchen is the sitting/dining room, a magnificent reception space with a high vaulted ceiling and a two-storey, bespoke feature window on the south side, flooding the room with natural light. A particularly pleasant room to sit and relax in, the sitting room incorporates a set of patio doors opening out to the garden, a further window to the side (maximising the view) and a series of elevated wall lights. There is also the staircase to the first floor bedroom, and an external door to the western side of the property. Currently an open space, with roof above and footings already in place, this outdoor area has planning permission to be enclosed and completed, to create a further reception room or home office, if desired. Within this section of the property is a cupboard with the boiler and providing some storage.

Upstairs, a galleried landing overlooks the reception room and makes the most of the large southerly window. The landing has a built-in linen cupboard and a glazed door through to a further double bedroom. This light and airy room has two skylights and windows, USB charging sockets and an en-suite WC with wash hand basin.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC







### Services:

The property benefits from underfloor heating, providing by a ground source system. Private drainage, shared with Southwood Farmhouse. Mains electricity and water are connected.

### Location:

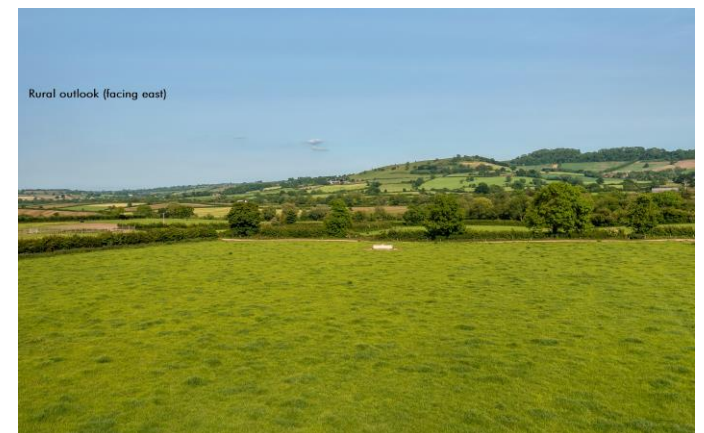
Southwood is a small hamlet on the outskirts of Evercreech, a large Mendip village providing many amenities such as a Co-operative mini-supermarket, bakery, pharmacy, motor repair garage, doctors surgery and a well-regarded primary school. Southwood is situated close to Castle Cary and Shepton Mallet, with easy access from the A371. Bath and Bristol are within reasonable commuting distance to the north and the A303 is also within easy reach. The mainline railway station at Castle Cary is located 2.5 miles away and offers regular services to London Paddington in approx. 90 minutes.

Nearby Castle Cary is an attractive and bustling market town of glowing golden stone. It is a haven of historic buildings, independent shops and boutiques and picture-perfect surrounding countryside. Dating back to 1855, The Market House remains the focal point of the town, hosting a weekly market as well as regular events. The town is home to many independent businesses

including shops and art galleries. Amenities include a nursery, a primary and a secondary school, a health centre, a dental practice, a library, a Post Office, a deli, various grocery stores, greengroceries, newsagents, chemists, pubs and tea shops. 'The Newt in Somerset' is just a short drive away along with the fashionable town of Bruton, home to Hauser & Wirth Somerset, a pioneering world-class art gallery. Excellent private schooling can be found across the area, with Downside at Stratton on the Fosse, All Hallows at Cranmore, Kings Bruton, Millfield at Street and Wells Cathedral School of particular note.

### Directions:

From Shepton Mallet, proceed out on town on the Cannard's Grave Road to the roundabout, turning right onto the A37. At the next roundabout, take the first exit onto the A371 towards Castle Cary. Continue on this road, passing the Bath & West Showground on the right. Continue into the village of Southwood, where the property can be found on the left hand side, accessed via a gated driveway from the A371.



#### Local Information Southwood

**Local Council:** Somerset Council

**Council Tax Band:** Not yet allocated

**Heating:** Ground source heat pump

**Services:** Mains electricity and water. Private drainage (shared with Southwood Farm).

**Tenure:** Freehold



#### Motorway Links

- M5/M4
- A303/M3



#### Train Links

- Castle Cary & Templecombe
- Yeovil & Bruton

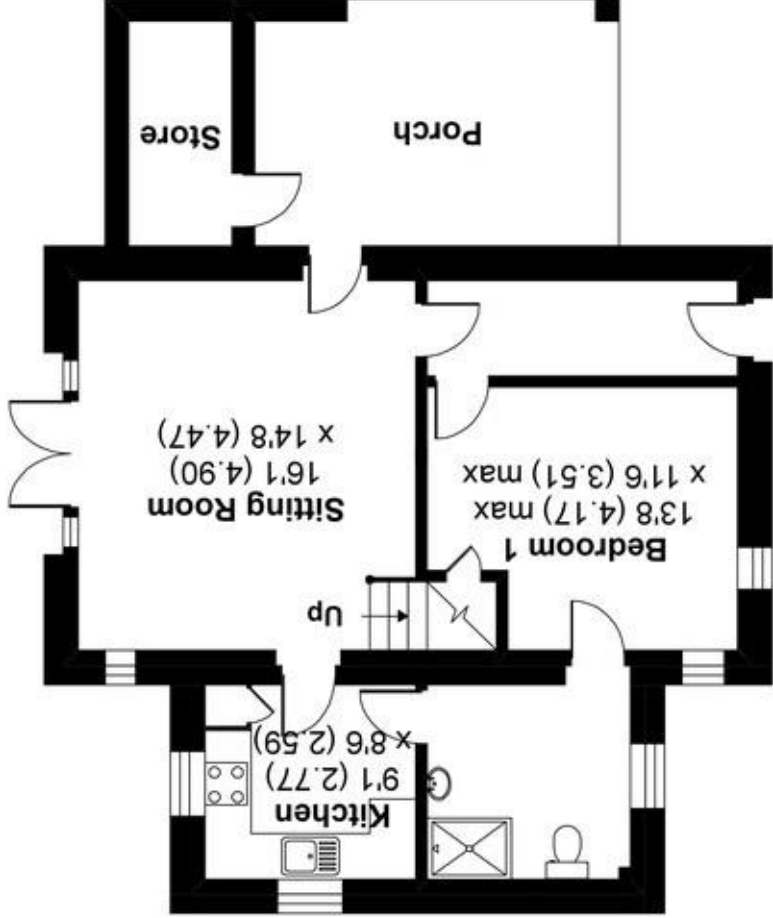


#### Nearest Schools

- Evercreech Primary
- Ansford (Castle Cary) Secondary

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**WAGON BARN GROUND FLOOR**



**WAGON BARN FIRST FLOOR**



Denotes restricted head height