

Downhead

West Camel, BA22 7RG

COOPER
AND
TANNER

It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



£630,000 Freehold

A delightful four bedroom barn conversion in a tucked away location, that would make an ideal family home.

Downhead West Camel BA22 7RG

 4  2  2 EPC D

£630,000 Freehold

ACCOMMODATION

This beautifully converted barn showcases an abundance of original features, including exposed beams and characterful timbers that highlight its heritage. The ground floor offers excellent versatility with two inviting reception rooms, ideal for both relaxed living and entertaining. The kitchen provides a warm and functional hub, supported by a separate utility room for added convenience.

A distinctive spiral staircase leads to the first floor, where you'll find four well-proportioned bedrooms, each with its own charm. There is a master ensuite shower room along with a family bathroom serving the accommodation. The layout provides a comfortable balance of communal and private spaces, perfect for modern family living.

OUTSIDE

The property sits within a large, mature garden, offering generous lawned areas, established planting, and plenty of space for outdoor dining, play, and relaxation. A substantial detached garage provides excellent workshop or storage potential, complemented by a summer house and an additional storage shed, ideal for hobbies or seasonal equipment.

To the side and rear of the main house, there is ample off-road parking for at least four vehicles, making the property practical as well as picturesque. The secluded setting enhances the sense of privacy and tranquility, creating a truly special rural retreat.

SERVICES

The property benefits from oil fired central heating throughout. Mains electric is connected as well as mains water. The property has private drainage. The council tax band is F.

LOCATION

Downhead is a peaceful and picturesque Somerset hamlet surrounded by rolling countryside, woodland walks and open farmland. It offers a wonderfully rural feel while remaining within easy reach of Frome, Shepton Mallet and Yeovil, all providing excellent shopping, dining and cultural amenities. The area is well served by reputable schools, and commuters benefit from convenient access to the A37 and A303, with rail links to London available from nearby Castle Cary. Local attractions include the Mendip Hills AONB, King Alfreds Tower, and the historic landmarks of Wells and Glastonbury. Downhead is ideal for those seeking tranquility without sacrificing connectivity.

VIEWING ARRANGEMENTS

All viewings to be arranged through Cooper and Tanner, Castle Cary on 01963 350327





Glebe Barn, Downhead, West Camel, Yeovil, BA22

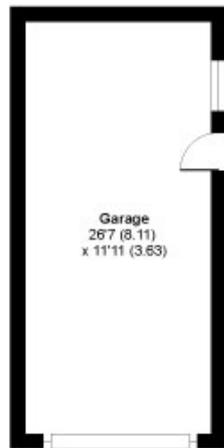
Approximate Area = 1752 sq ft / 162.7 sq m

Garage = 317 sq ft / 29.4 sq m

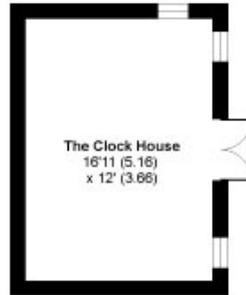
Outbuildings = 300 sq ft / 27.8 sq m

Total = 2369 sq ft / 219.9 sq m

For identification only - Not to scale



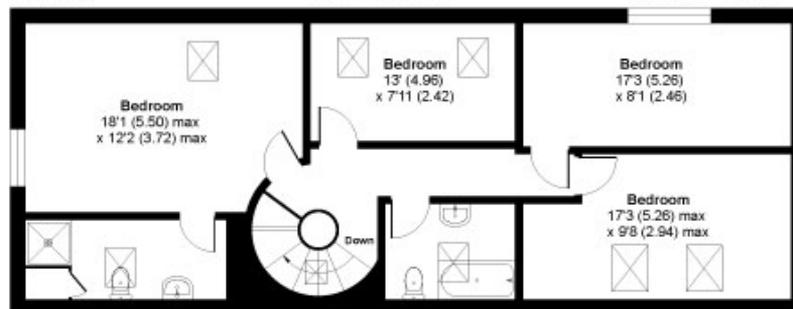
GARAGE



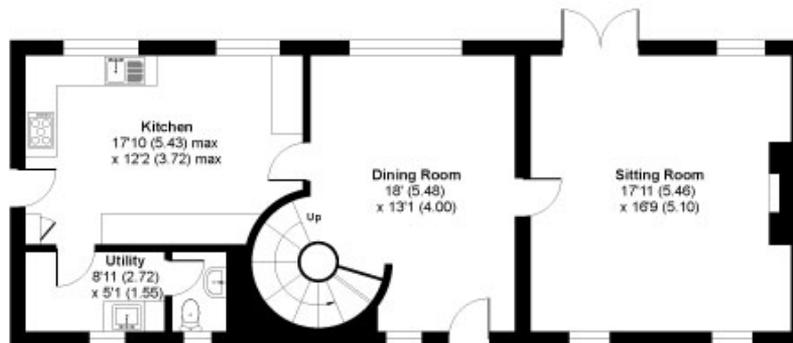
OUTBUILDING 1



OUTBUILDING 2



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1419287

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