



Cooks Barton
Yarford, Kingston St Mary

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& Son

Cooks Barton, Yarford, Kingston St Mary TA2 8AN

An enchanting 18th century cottage with a lovely stone barn and magnificent secluded gardens. About an acre in all.

THE LOCATION

Yarford is a pretty hamlet on the fringe of Kingston St Mary, one of most charming villages in Somerset, located just below the magnificent Quantock Hills. Kingston St Mary has a fine old church, village hall, public house and primary school with a wider range of amenities available in Bishops Lydeard, 3 miles to the west. Cooks Barton enjoys a setting of splendid seclusion, along a track well off the lane and sheltered within a marvellous array of specimen trees and shrubs. Taunton, with its excellent schools, shops and recreational activities, is just 5 miles away and, for those travelling, the town has an Intercity railway station and access to the M5 motorway at Junction 25.

THE PROPERTY

Cooks Barton is believed to date from the 1760s when it comprised a pair of cottages for farm workers. The cottage is built mainly of stone, partly rendered and, although still providing a most comfortable and commodious home, general refurbishment and improvement are now appropriate. The spacious accommodation includes a living room with an immense inglenook fireplace, a dining room (or fine second living room) a kitchen, utility room, still room (the place where clotted cream, cheese and homemade beverages were once prepared!) and downstairs bathroom. On the first floor the principle bedroom has a dressing room and shower room and there are two further generous bedrooms. Potential to extend the living accommodation exists within the integral garage with a loft above, also within the lovely stone barn alongside, subject to the necessary consents. The gardens are the crowning features, tranquil, highly secluded and providing a

magical year round picture. This is a unique opportunity. Cooks Barton has fabulous potential within its wonderful 'secret garden', and is certain to attract interest from far and wide – early viewing is advised!

THE ACCOMMODATION

GROSS INTERIOR FLOOR SPACE:
2,066 sq ft / 192 sq m

Front door to

ENTRANCE PORCH
8'9" x 5'9" (2.67m x 1.77m)
With inner door to

L-SHAPED HALLWAY with built-in cupboard, double opening doors to the garden and stairs off.

CLOAKROOM
With low level flush WC and wash-hand basin.

STILL ROOM
8'9" x 7'11" (2.67m x 2.42m)
Once an important part of the household and usually run by the lady of the house to prepare clotted cream, cheese and home-brewed beverages. This room leads onto the

DOWNSTAIRS BATHROOM
9'1" x 8'1" (2.77m x 2.46m)
With a bath and wash-hand basin.

LIVING ROOM
17'9" x 13'11" (5.43m x 4.24m)
Featuring an immense inglenook fireplace and a French door opening to the garden.

DINING ROOM
18'8" x 11'10" (5.69m x 3.62m)
This large room may well be utilised as a second living room. It has a tiled open fireplace and a built-in cupboard.

KITCHEN
16'9" x 6'11" (5.13m x 2.13m)
With basic fittings including an electric cooker panel and sink unit, also built-in cupboards in the former fireplace. Door to

UTILITY ROOM
8'8" x 7'5" (2.64m x 2.27m)
With a Belfast sink unit, door to the garage and door to the garden.

On the first floor

LANDING

BEDROOM 1
19'10" x 9'7" (6.06m x 2.94m)

DRESSING ROOM
9' x 7'10" (2.76m x 2.39m)

SHOWER ROOM
9'3" x 10'1" (2.82m x 3.09m)
With a cubicle, wash-hand basin, low level flush WC and fitted cupboard.

BEDROOM 2
18'8" x 12'7" (5.70m x 3.85m)

BEDROOM 3

14'4" x 9'2" (4.56m x 3.80m) measurements maximum

OUTSIDE

Access via the privately owned track leads up to Cooks Barton with an opening on both sides of the barn to a parking area which leads directly into the integral GARAGE (29'3" x 12'6" / 8.92m x 3.83m) with a loft area with interesting potential above the major section.

Attached to the side of the cottage is a large GREENHOUSE/CONSERVATORY (21'11" x 13'8" / 6.68m x 4.17m) of timber construction with doors to front and rear.

The gardens amount to approximately 1 acre and for the most part enjoy total seclusion sheltered within the fascinating array of trees and shrubs. These include various fruit trees, conifers, maples, a rhododendron and many other carefully selected specimens providing a delightful year round display.

THE BARN

29'2" x 11'8" (8.9m x 3.6m)

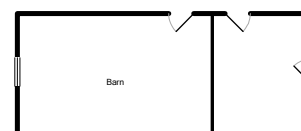
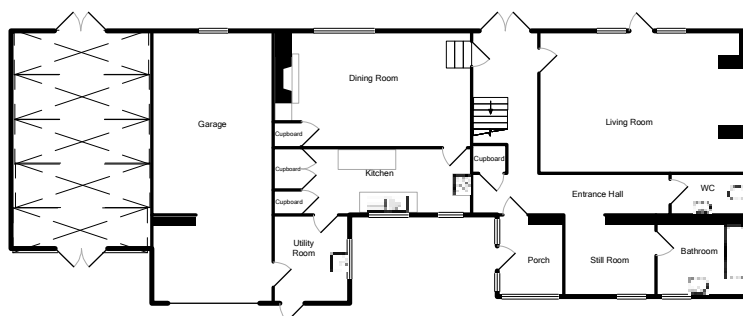
This splendid two storey building of stone construction with brick quoins and tiled roof offers interesting potential and may well be ideally suited for conversion to a holiday cottage or annexe accommodation, subject to the necessary consents.

SERVICES: Mains electricity, septic tank drainage and private water supply from the Tetton Estate the charge for which was £372.82 on 29/3/12 for the current year.

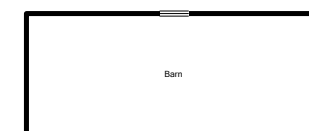
TENURE: Freehold.

COUNCIL TAX: Taunton Deane Council band E.

DIRECTIONS: From the centre of Taunton, proceed under the railway station bridge and continue straight on into Kingston Road which leads on to Kingston St Mary about 3 miles along. Immediately within the village turn left at the crossroads, continue for exactly 1.5 miles into Yarford and turn right beside The Old Smithy into a driveway marked 'Private Road'. Bear left at the fork where Cooks Barton is located a short distance along on the right hand side.



Ground Floor



1st Floor

Measurements are approximate. Not to scale. Illustrative purposes only



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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property.

