

LODESTONE



Church Barn, Batcombe





Church Barn, Batcombe

BA4 6HD

Guide Price: £2,300,000

5 
Bedrooms

5 
Bathrooms

4 
Receptions

PROPERTY FEATURES

- Exceptional barn conversion in the centre of Batcombe
- Spacious open-plan kitchen/diner
- Two elegant reception rooms, each with wood-burning stoves
- Self-contained annexe
- Five bedrooms
- Detached outbuilding with garaging and storage
- Large garden with mixed orchard, broadleaf trees & entertaining terraces
- Grounds extending to over 1.5 acres





Nestled in the picturesque village of Batcombe, near Bruton, Church Barn is a striking bespoke barn conversion that blends contemporary design with timeless 17th century character. Set against the historic backdrop of St. Mary the Virgin Church, this exceptional home is finished to the highest standard and offers versatile living, including a self-contained one-bedroom annexe.

With over 1.5 acres of private grounds, a detached outbuilding, and a beautifully landscaped southwest-facing garden, Church Barn is as functional as it is enchanting.

Upon entering the reception hall and boot room, you are welcomed into a stunning open-plan kitchen/dining/family room. Designed for both everyday living and entertaining, it features exposed wood flooring, a bespoke fitted kitchen with central island, and a dining area bathed in natural light from a glazed roof and southwest-facing windows. A wood-burning stove creates a cosy seating area for winter evenings.

Flanking the kitchen are two stylish reception rooms, each with a distinctive fireplace and wood burner. From one of these, a hallway leads to the generous annexe with double bedroom, wet room, kitchenette, and private patio – offering complete independence for guests or relatives or this space can be incorporated into the main house as an additional bedroom.

The main house continues with a utility room, cloakroom, and a contemporary staircase that rises to a spacious open landing. The principal bedroom suite is beautifully appointed with fitted wardrobes and a large en suite bathroom. A further en suite bedroom, two double bedrooms, and a family bathroom complete the first floor.

Outside

The south-facing garden has been thoughtfully landscaped, with a gravelled terrace perfect for entertaining.







Steps rise to a sweeping lawn planted with an orchard of apple, pear, and plum trees, as well as a stand of broadleaf trees.

The detached outbuilding provides garaging and storage but offers excellent potential for conversion into a home office, studio, or gym.

This is a rare opportunity to acquire a landmark barn conversion in one of Somerset's most sought-after villages, perfectly balancing modern comfort with historic charm.

Situation

Church Barn is situated in one of Somerset's most sought-after villages. Batcombe itself is a bustling community with a village hall that hosts cinema evenings, yoga and exercise classes, a flower show and other such events - the Three Horseshoes recently reopened, is a highly regarded gastro pub. A new addition to the village is a fresh milk vending machine recently installed by a local farmer and offers local produce. The traditional village fete, in August, is attended by folk from miles around.

Nearby Bruton is the popular town in the heart of the Somerset countryside. The town has several well-known restaurants, pubs and bars including The Old Pharmacy, Osip, At the Chapel and The Roth Bar & Grill at the world-renowned Hauser & Wirth Gallery. The town also has a doctors' surgery, pharmacy, vet, library, post office, several mini supermarkets, fuel station and numerous independent shops.

Also nearby is the very pretty town of Castle Cary, which offers a weekly local produce market and the independent town of Frome with its weekly Farmer's Market and a highly acclaimed monthly Artisan Market. Additionally, [The Newt](#), a country estate with magnificent woodlands, gardens and eateries lies less than 20 minutes away.







Schools

The area is renowned for its excellent schools which include primary and secondary state schools in Bruton and Frome. The well-regarded prep schools of All Hallows and Hazlegrove are nearby as are independent schools that include Sherborne, Kings Bruton, Millfield and Downside.

Transport

Castle Cary railway station provides services to London Paddington and London Waterloo. The A303 (M3) links to London and the wider motorway network - the A36, M4 and M5 are all within easy reach. The historic city of Bath and fashionable city of Bristol are respectively 30 minutes and an hour from Batcombe.

Directions

Postcode: BA4 6HD

What.3.Words: ///vote.operated.redeemed

Viewings by appointment only.









Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance

PART A

Local Authority: Somerset Council

Council Tax Band: G

Guide Price: £2,300,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Private

Heating: Oil

Broadband: Please refer to Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Parking for several vehicles

PART C

Building Safety: The vendor is not aware of any Building Safety issues.

However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: N/A

Rights and Easements: We're not aware of any significant/material restrictions or rights, but we'd recommend you review the Title/deeds of the property with your solicitor.

Flood Risk: N/A

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

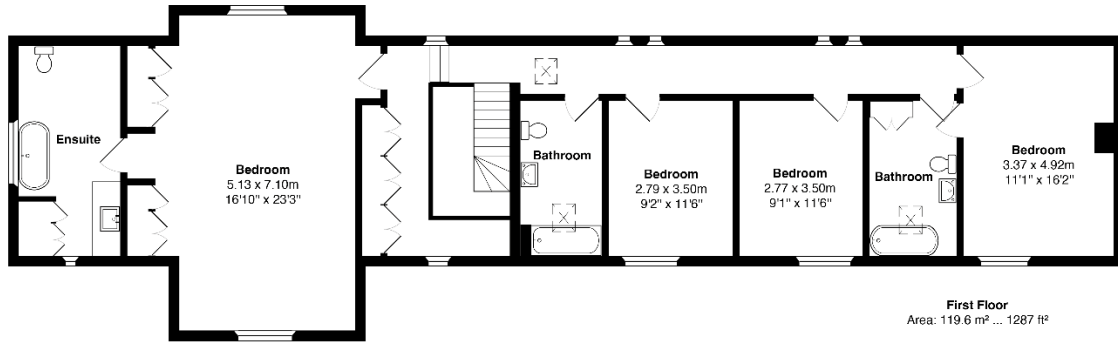
Coalfield Or Mining Area: N/A

Energy Performance Certificate: TBC

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

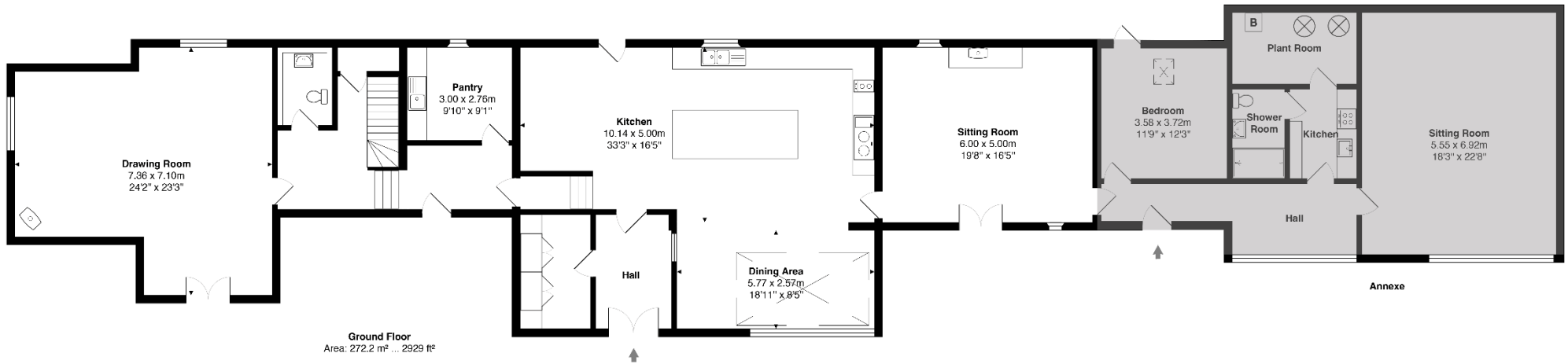




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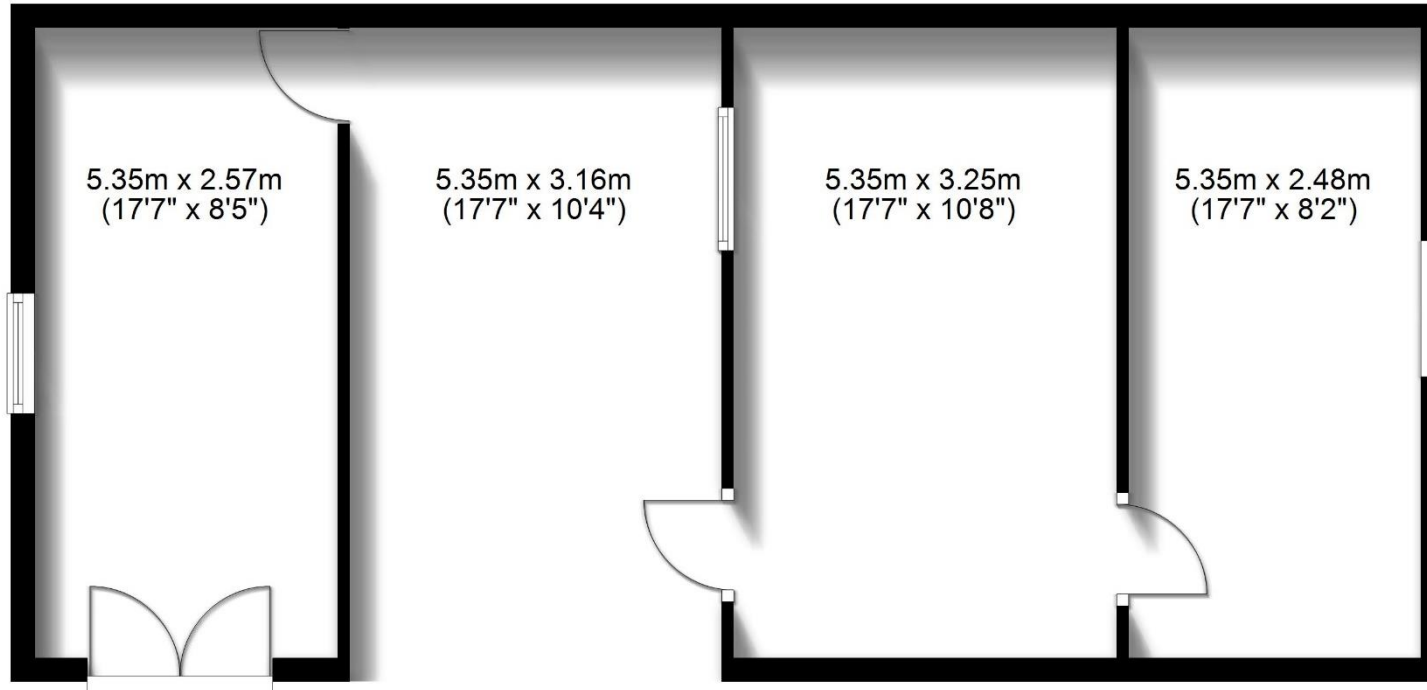


Approximate gross internal floor area of main building - 391.8 m² / 4,216 ft²



Garage/Outbuilding

Approx. 62.9 sq. metres (677.2 sq. feet)



Total area: approx. 62.9 sq. metres (677.2 sq. feet)

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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