The Old Cow Barn

Clanville, Castle Cary, Somerset

STRUTT & PARKER

BNP PARIBAS GROUP

An outstanding detached barn conversion home with exquisite modern styling, in a sought-after position

A magnificent, modern barn conversion home with a wealth of luxury accommodation, occupying a peaceful yet well-connected position on the edge of the small and popular Somerset market town of Castle Cary. The property backs onto open fields yet sits just a mile from the town's charming centre, with its various amenities.

- **2 RECEPTION ROOMS**
- **4 BEDROOMS**
- **3 BATHROOMS**
- **OUTSIDE PARKING**
- **ABOUT 2.5 ACRES**
- **FREEHOLD**
- **RURAL**
- **3,750 SQ FT**
- **GUIDE PRICE £850,000**

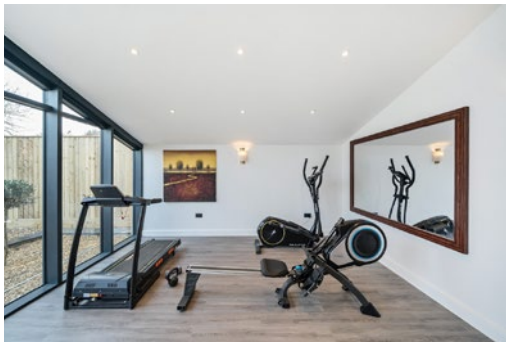
The property

The Old Cow Barn is a sleek, stunning detached barn conversion home with four bedrooms and more than 3,500 square feet of airy, contemporary accommodation. The accommodation is arranged mostly across a single sprawling level and features expansive reception rooms and entertaining areas, as well as beautifully appointed bedrooms designed for comfort and privacy.

The heart of the home is the cavernous, 44ft kitchen and dining room, which stretches from the front to the rear of the house and features a sloping ceiling which extends to double height at its highest point, helping to create a sense of space and light. Full-height doors and gable end windows at both ends of the room add to the airy feeling, while the room itself has a light, neutral colour palette and an exquisite, monochrome kitchen with minimalist-style fitted units, a central island, a breakfast bar and integrated appliances. There is also space for a large dining table and a seating area, while bi-folds open to connect to the generous reception room, creating an even more open, spacious layout. Southwest-facing sliding glass doors to both the reception room and the kitchen and dining room both open to the rear gardens, creating a connection to the outside and extending the entertaining space.

There are four double bedrooms, one currently used as a gym but equally suited as a home office or additional bedroom. Two of the bedrooms are en suite with shower rooms, while there is also a family bathroom with a bathtub and a large shower unit.

From the reception area, stairs lead to the upper level, where there is a galleried landing and access to substantial storage space, including a loft room and eaves storage. The space offers the potential for further development, subject to the necessary consents.



Outside

At the entrance to the home, security gates open onto the gravel driveway which provides plenty of parking space in front of the property. There are raised beds at the front with various young shrubs and trees, while at the rear, the gardens include a sunny patio area across the back of the house, with an area of lawn beyond, separated from the surrounding fields by wooden picket fencing. Beyond the garden is a paddock.

Location

Located in the small hamlet of Clanville, just outside Castle Cary, The Old Cow Barn enjoys a peaceful rural setting with everyday amenities close at hand in Castle Cary, including shops, cafés, pubs, and healthcare facilities. The thriving town of Bruton lies nearby, offering a well regarded high street, cultural attractions, and independent schooling, while further facilities can be found in Wincanton, Glastonbury, and Sherborne, each providing a wide range of shopping, leisure, and cultural amenities. Communications are excellent, with the A303 within easy reach, providing swift access to London and the South West. Rail connections are available at Castle Cary station, offering direct services to London Paddington and Exeter, while Bruton station provides additional regional links.

Distances

- Castle Cary 1.8 miles
- Bruton 4.9 miles
- Wincanton 8.1 miles
- Glastonbury 12 miles
- Sherborne 12.4 miles
- Wells 12.5 miles
- Bristol Airport 27.5 miles

Nearby Stations

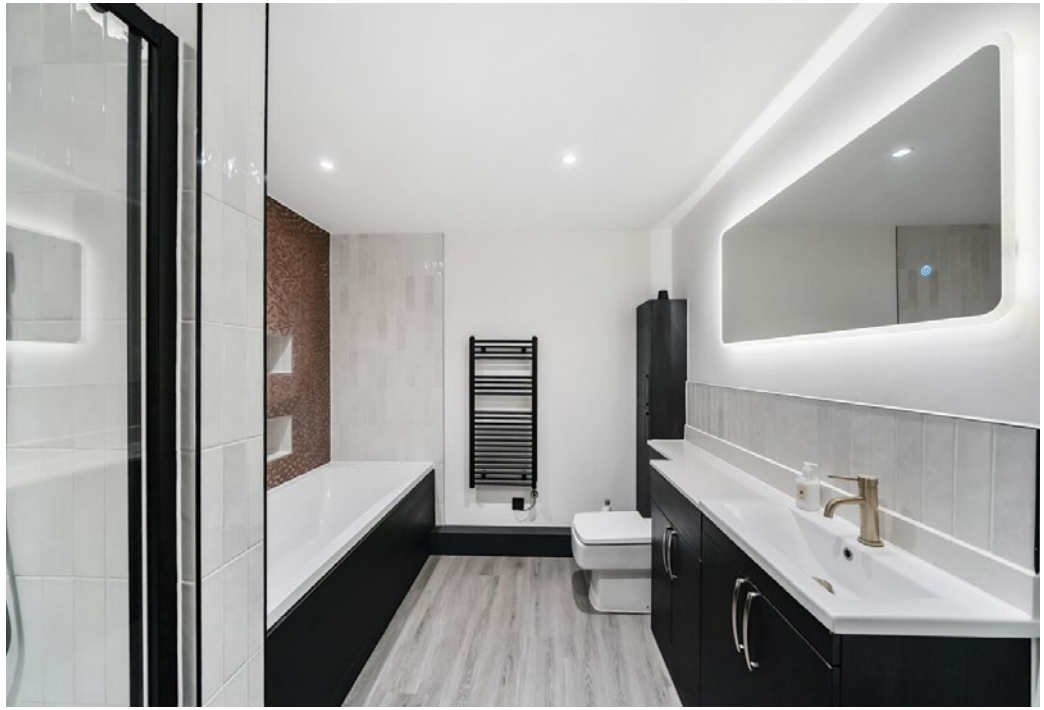
- Castle Cary
- Bruton

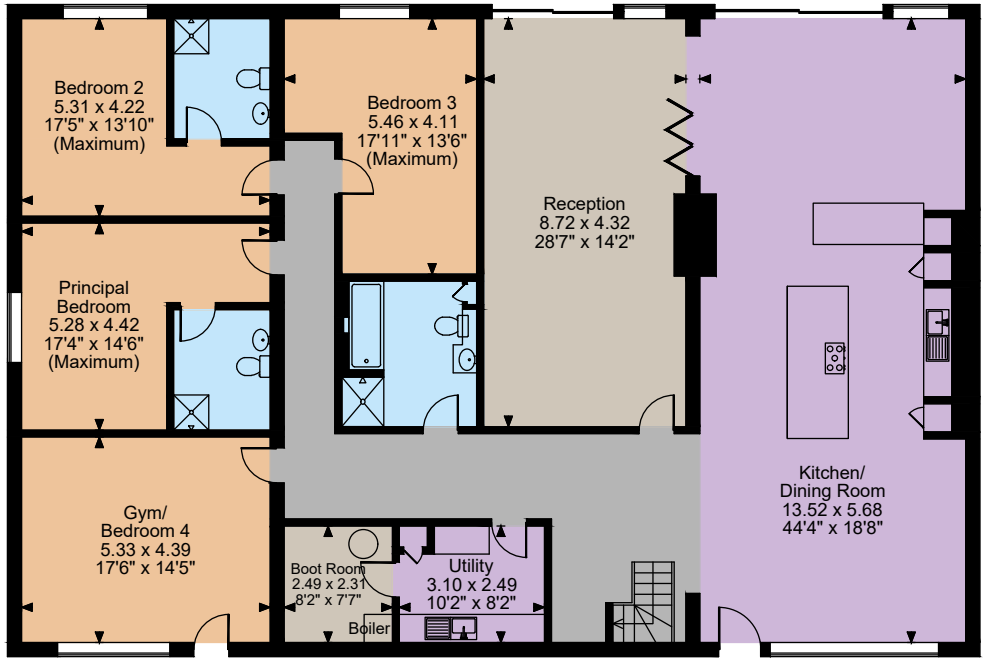
Key Locations

- Castle Cary Museum
- Haynes International Motor Museum
- Fleet Air Arm Museum
- Glastonbury Abbey & Museum
- Wells Cathedral & Wells Museum
- Sherborne Castle & Gardens
- Montacute House
- Stourhead

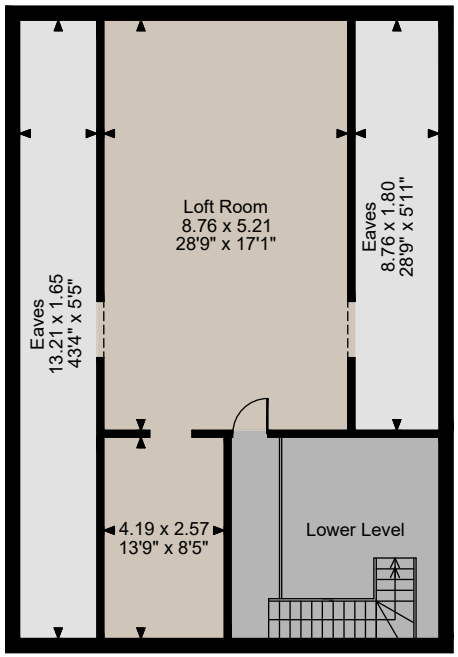
Nearby Schools

- Castle Cary Community Primary School
- Ansford Academy Secondary Schooll
- Bruton School for Girls
- King's Bruton
- Hazlegrove Preparatory School
- Sherborne School
- Sherborne Girls
- Millfield School
- Millfield Prep School
- Wells Cathedral School





Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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Floorplans

Main House internal area 3,750 sq ft (348 sq m)
Limited Use area 415 sq ft (39 sq m)
Total Internal area 4,165 sq ft (387 sq m)
For identification purposes only.

Directions

BA7 7PQ

what3words: ///running.skies.chambers - brings you to the driveway

General

Local Authority: South Somerset Council

Services: Mains electricity and water. Air Source Heat Pump. Private drainage which we believe is compliant with current regulations.

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Council Tax: Band G

EPC Rating: E

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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