



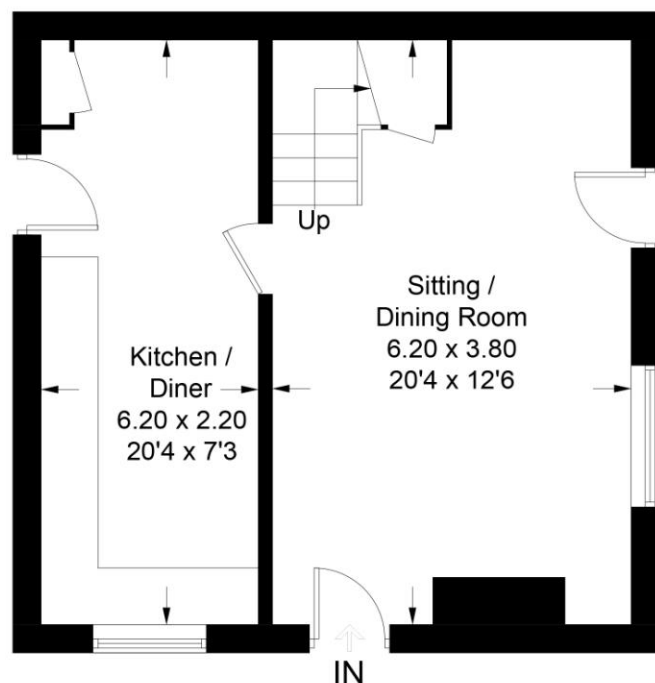
## Property Location

Barwick Park is located just to the south of the bustling South Somerset market town of Yeovil with its many amenities including shopping centre, supermarkets, cinema, theatre and district hospital.

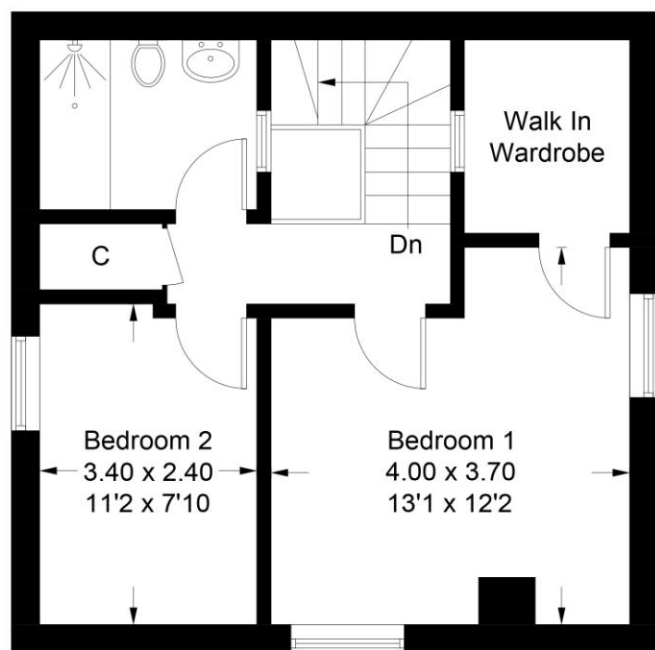
The Park however is peacefully rural, surrounded by rolling countryside and farmland – a dog walker's paradise!

### Daisy Cottage, Barwick Park, Yeovil, Somerset, BA22 9TB

Approximate Gross Internal Area = 77.9 sq m / 838 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1061540)



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



## Barwick Park, Yeovil

Asking Price Of £275,000



Barwick Park  
Somerset  
BA22 9TB

Key features:

- Barwick Park Estate
- Extensive Grounds and Gardens
- Off-Road Parking
- Wood-Burning Stove
- Stunning Location
- 10 Minutes' Drive to Yeovil Town Centre
- Grounds Maintenance Charge £135pcm
- Access to Communal Patio and Courtyard to Rear
- Large Boarded Loft Space



Why you'll like it

A very rare opportunity to purchase this 2-bedroom cottage forming part of the impressive and historic Barwick Park house, originally built in the late 1700s and now split into multiple freehold homes, all with access to the beautiful grounds and gardens of circa 20 acres.

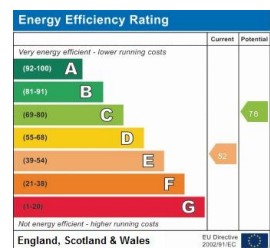
Daisy Cottage is a 2-double bedroom home with open-plan sitting/dining room, kitchen and bathroom.

A wood-burning stove and open beams make this a cosy and comfortable main residence or holiday home.

Yeovil Junction mainline railway station is a 5-minute drive away, with London Waterloo 2.5 hours away.

**SITTING/DINING ROOM** 20' 4" x 12' 5" (6.2m x 3.8m) The wooden front door opens into the open-plan sitting/dining room with its large wood burning stove. A door leads on to the kitchen ahead and there are stairs rising to the first floor. The wood-burner is surrounded by a beautiful decorative fireplace with floral tiling. The deep-set window to the front has a padded window seat. A second external door leads out to the side of the cottage. The room is decorated in neutral colours, with green carpets and exposed overhead beams. A good-sized under stairs cupboard provides useful storage space. In addition to the stove, there are two electric storage heaters, running on Economy 7 supply.

**KITCHEN/DINER** 20' 4" x 7' 2" (6.2m x 2.2m) Good sized kitchen with plenty of space for dining table at the far end. Door leading to the rear courtyard area and window to the side above the sink. The room has a tiled floor and neutral walls with white tiling above the work surface.



There is a fitted kitchen of country-style cream cupboards with wooden knobs and an attractive deep-blue tiled work surface.

Appliances are fitted including electric oven, hob, under counter fridge and freezer, plus extractor fan. A tall cupboard houses the electrical consumer unit and meters. The room is heated by electric storage heater.

**STAIRS AND LANDING** Wooden-bannistered stairs rise to the first floor landing with neutral decor and green carpet. The stair well is high and well-lit giving a sense of space. The landing benefits from the loft hatch above and a large airing cupboard which houses the hot water immersion tank.

**BEDROOM ONE** 13' 1" x 12' 1" (4m x 3.7m) Large double bedroom with feature circular window with front aspect views. Neutral decor and green carpet. Electric storage heater. Attached walk-in wardrobe which provides useful storage space and benefits from an arched window overlooking the stairwell.

**BEDROOM TWO** 11' 1" x 7' 10" (3.4m x 2.4m) Double bedroom also with feature circular window. Neutral decor and green carpet. Electric storage heater.

**BATHROOM** Family bathroom with suite of white toilet, pedestal basin and bath with wooden panel and electric shower above. White tiling, pale green decor and red carpet. Electric heated chrome towel rail and electric storage heater. Shaver light and socket. Arched window overlooking the stairwell.

**PARKING** A carpark to the side of the main house has two allocated parking spaces for Daisy Cottage, in addition to visitor parking.

**GROUNDS AND GARDENS** The freehold provides the owners of Daisy Cottage with access to all the main house communal grounds and gardens including the lake area and surrounding areas. Barwick Park itself is extensive with rolling parkland and grazing for cows. There are 4 historic follies around the park, public footpaths and the impressive avenue of mature beech trees lining the private access road to the main house.

