Symonds & Sampson



Barn View

Lyatts, Hardington Moor, Yeovil, Somerset

Barn View

Lyatts
Hardington Moor
Yeovil
BA22 9NR

4 2 2

- Double Garage and Parking
- Lovely Gardens
- Stunning Views
- Very Spacious Accomodation
- Flexible Accommodation
- Internal Viewing Advised

Guide Price £650,000
Freehold

Yeovil Sales
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THE DWELLING

This is a beautifully presented barn conversion with UPVC double glazing, oil central heating, attractive solid oak doors, extensive oak flooring and also benefiting from fast fibre broadband direct to the property. The phrase deceptively spacious is used extensively in our profession, but this is very much the case with this property, and an internal viewing is absolutely essential.

ACCOMMODATION

A part glazed entrance door leads to the reception hall having a staircase rising to the super kitchen/dining room, whilst off the hall is the sitting room, being a very good size and having a lovely central feature woodburner with natural stone pillars either side and superb timber beam over, patio doors to the front and attarctive french twin glazed doors to the reception hall.

Also on the ground floor is a dining room, a cloakroom with a white suite and a utility room.

The kitchen/breakfast room is absolutely sensational, fitted with a comprehensive range of Silestone quartz worktops with white doors and stainless steel door furniture. Fitted appliances include a stainless steel double oven, dishwasher, an island unit with a four-ring hob with stainless steel/glass hood over and a wine cooler under.

There is an excellent range of base units with drawers and cupboards under and wall cupboards, whilst two pairs of French doors lead to the rear garden, and there is also a large double utility cupboard.

A staircase leads to the next landing, which has an airing cupboard, and in turn a staircase leads to bedroom 4/games room. There are three bedrooms, an en suite to the master, and two having double wardrobes, and an attractive family bathroom fully tiled with a white suite and spa bath.

Finally, on the next floor is bedroom four, which offers lovely country views and could also be used as a games room/study, etc.









OUTSIDE

At the front of the house, there is parking for 3/4 vehicles, which leads to a double garage with twin up and over doors with light and power connected and a staircase leading to the attic room.

There are pleasant lawned gardens with a pond, deep stocked borders, raised flower beds, an oil tank, gravel pathways and fronting onto fields, whilst to the rear there is a private patio garden.

SITUATION

Lyatts is a beautiful, rural hamlet on the edge of Hardington Moor, surrounded by the beautiful rolling countryside on the Somerset/Dorset border. The village of Hardington Mandeville, largely constructed of period property, is situated approximately one mile away, with a post office, church and popular public house, The Royal Oak. The property lies approximately 4.5 miles to the southwest of Yeovil and is convenient for a wide range of shopping/business, and leisure amenities that Yeovil offers.

DIRECTIONS

What 3 words: ///bypassed.crumb.breathing

SERVICES

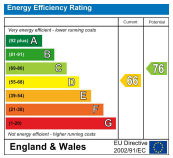
Mains water, electricity and private drainage shared between the three barn conversions, with the costs of maintenance split annually. Oil-fired central heating.

Broadband - Ultrafast FTTP broadband is available.
Mobile signal/coverage - Available both indoors and outside
(Information from Ofcom
https://www.ofcom.org.uk)

MATERIAL INFORMATION

Council Tax Band: F

Flood Risk: Very Low





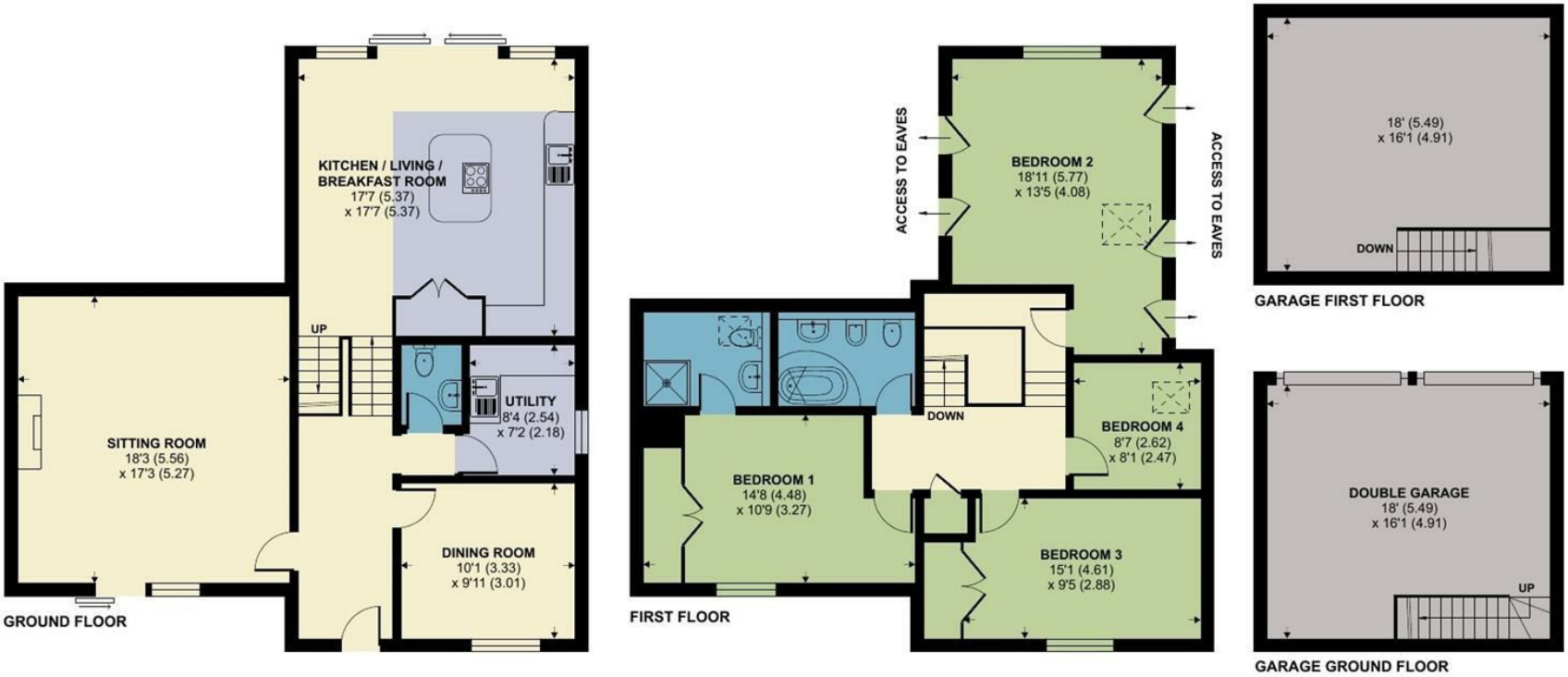






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Approximate Area = 1855 sq ft / 172.3 sq m
Garage = 580 sq ft / 53.8 sq m
Total = 2435 sq ft / 226.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Symonds & Sampson. REF: 1314495

YEO/JS/26.06.2025

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