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Clanville

Clanville, BA7 7PQ

Offers Over £800,000

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Council Tax: G





Clanville Farm Barn Clanville

Clanville, BA7 7PQ

Offers Over £800,000





Combining traditional charm with excellent flexibility, the property offers over 2,900 sq ft of beautifully appointed accommodation, alongside a significant range of outbuildings including a triple garage and a detached workshop with loft space, offering potential for annexe conversion (subject to the necessary consents).

Set amidst rolling Somerset countryside, the property enjoys an attractive rural setting with open views to the rear and a wonderful sense of space and tranquillity. The home sits within a generous wrap-around, mature garden, with well-established planting, lawned areas and various spots to enjoy the surrounding landscape. In total, the plot extends to around half an acre, offering a peaceful and private environment without being isolated.

The main house has been sensitively converted, preserving the character of the original structure with exposed beams, generous ceiling heights, and a warm, welcoming atmosphere throughout. The ground floor provides a versatile layout with a spacious entrance hall, elegant sitting room with feature fireplace, a separate study, and a formal dining room. The kitchen/breakfast room has a timeless country feel, with an adjoining utility and cloakroom. A conservatory to the rear brings in abundant natural light and offers the perfect spot to enjoy the views across the garden and beyond.

On the first floor, the principal bedroom is a generous space complete with walk-in wardrobe and en suite bathroom. Three further double bedrooms and a family bathroom complete the upstairs accommodation.

In addition to the main residence, the property features a triple garage, a detached garage/workshop with first-floor loft, and a stone outbuilding comprising a barn and store—altogether offering further potential for a variety of uses, from home working or hobby space to ancillary accommodation (subject to planning). In total, the built area extends to approximately 4,927 sq ft, which includes the main house, garages, and outbuildings.

Perfectly positioned, the property is just a short drive from the vibrant town of Castle Cary—with its mainline rail links to London, boutique shops, cafes, and excellent schooling—and is within approximately seven minutes' drive of The Newt, one of the county's most celebrated country estates and gardens.

This is a rare opportunity to acquire a characterful and expansive country home with further potential, set in a peaceful yet well-connected location. Early viewing is highly recommended.









Road Map



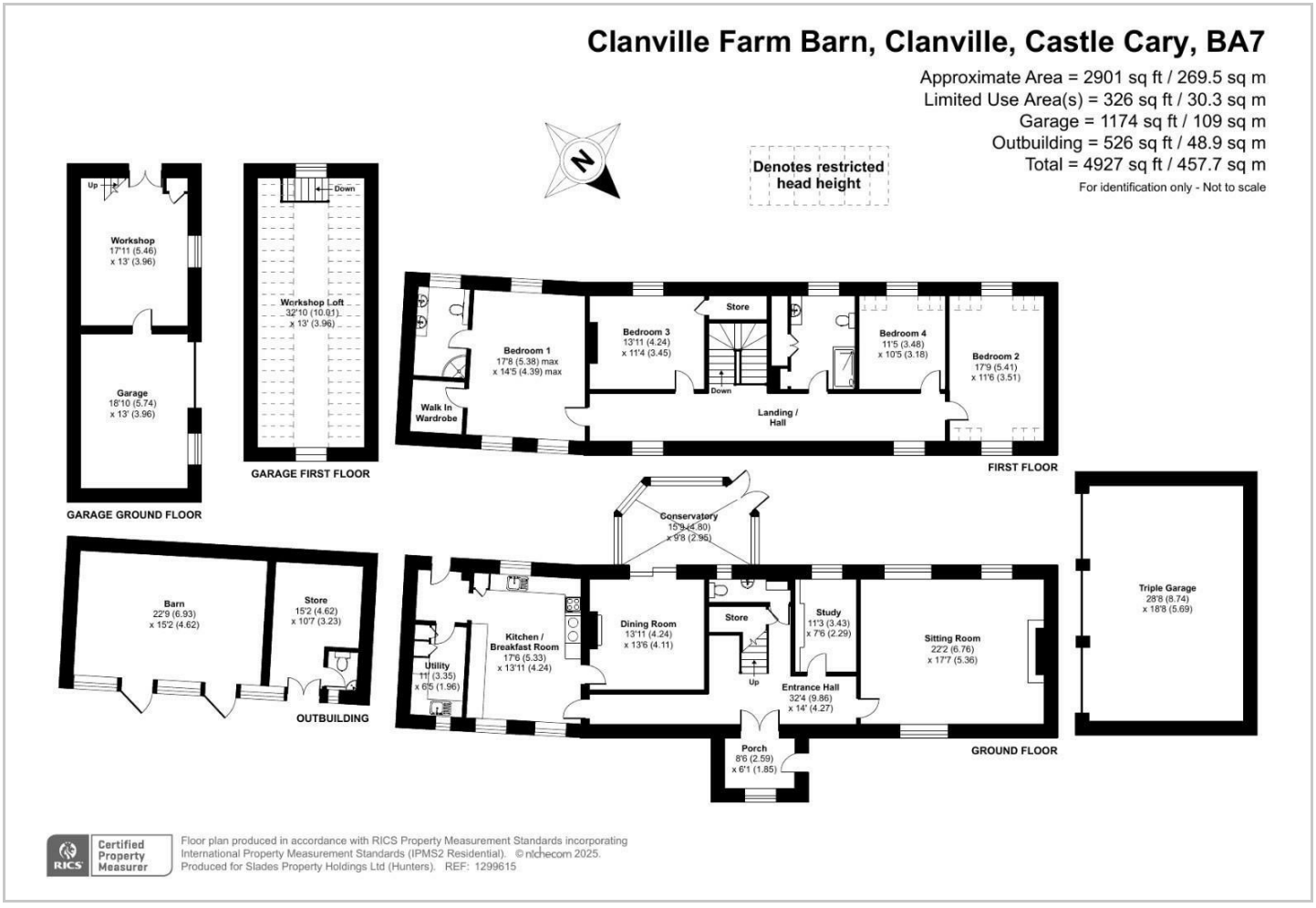
Hybrid Map



Terrain Map



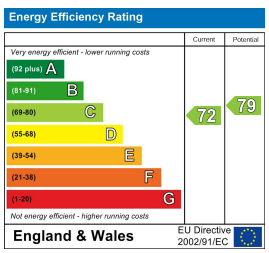
Floor Plan

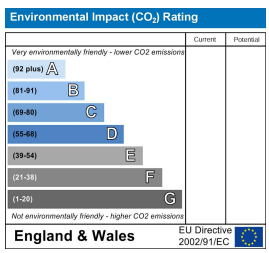


Viewing

Please contact our Hunters Sherborne PA Office on 01935 313322 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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