

2 Barwick House, Barwick, Near Yeovil BA22 9TB

ORCHARDS
ESTATES

Set within the historic Barwick House Estate, this impressive two-bedroom ground floor apartment offers a rare opportunity to own a character home in one of Somerset's most prestigious country residences, with no onward chain. Dating from around 1770 and later remodelled in the Jacobean Revival style, Barwick House is surrounded by beautifully maintained parkland, lakes and historic follies, creating an idyllic setting close to Yeovil. The apartment enjoys superb views across the estate grounds and countryside. A communal entrance and private front door lead into a light-filled interior featuring parquet and marble flooring. The spacious kitchen blends period charm with modern convenience, including an AGA, induction hob, electric oven, integrated dishwasher and washing machine, while bespoke wooden shutters enhance the character of the home. The elegant sitting room is flooded with natural light from striking floor-to-ceiling windows overlooking the grounds and features an attractive open fireplace. Both bedrooms are generous doubles, with the principal bedroom benefiting from built-in storage and a private WC. A recently refurbished shower room offers a walk-in shower, WC, wash basin, heated towel rail and stained-glass feature window. Outside, a private decking area with integrated lighting provides the perfect place to relax or entertain, while a substantial timber shed offers additional storage. Combining historic grandeur with modern comforts, this exceptional apartment presents a unique lifestyle opportunity within one of Yeovil's most distinguished estates.









LOCATION

Set within the historic Barwick House Estate, this impressive two-bedroom ground floor apartment offers a rare opportunity to acquire a character home in one of Somerset's most prestigious country residences, with no onward chain.
Dating from around 1770 and later remodeled in the Jacobean Revival style, Barwick House is surrounded by beautifully maintained parkland, lakes and historic follies, providing a tranquil setting close to Yeovil.

Approach

With the gated entrance located on Two Tower Lane, you are welcomed to a large electric gate.
A short drive down through vast fields and views, you drive down to the handsome and large Barwick House.
The property can be access through either a communal door to the front door or via the rear private entrance.

Ground Floor

Beyond the elegant communal entrance, a private front door opens into a beautifully presented home where period charm is evident throughout.
Parquet and marble flooring create an impressive first impression, while sympathetic modern updates complement the building's historic character.
The bespoke kitchen is centered around an electric AGA and features quality base units, stone tiled flooring, an induction hob, electric oven, integrated dishwasher and washing machine.
Large, double-glazed windows with bespoke wooden shutters provide excellent natural light.
The spacious drawing room enjoys stunning views across the estate grounds through impressive floor-to-ceiling windows.
An attractive open fireplace and original shutters add warmth and character.
Both bedrooms are generous doubles overlooking the communal gardens.
The principal bedroom benefits from fitted wardrobes and a private WC with wash basin.
The recently refurbished shower room includes a walk-in shower, WC, wash basin, heated towel rail and attractive stained-glass window.
Outside, a private decked terrace with integrated lighting provides an ideal space for relaxing or entertaining, while a substantial timber store offers useful additional storage.
Set within the beautiful grounds of Barwick House, this exceptional apartment combines period elegance with modern comfort.

Material Information

- Grade II Listed
- Leasehold Property - 999 Years from 1994
- Ground Rent - £50 per annum
- Maintenance Charge - £500 pcm
- Allocated Parking for Two
- Communal Gardens
- Mains Electric, Water and Drainage
- Electric Radiators, Open Fireplace and Electric Immersion Tank
- Single Glazed Sash Windows
- Electric AGA
- We have been reliably informed by the vendors that the chimney was last swept in 2025.
- Broadband Speed - 60mbps Superfast (Ofcom Broadband Checker)
- Flood Zone 1 - This property has low risk of flooding from rivers and sea (Gov.uk)









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