





**Towers  
Wills**

Town & Country

**5 The Old Silk Barns, Fosse Way, Ilchester, Yeovil, Somerset,  
BA22 8GF**

**£695,000**

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Towers Wills welcome to the market this magnificent new barn conversion where viewing is strongly advised to fully appreciate this truly one of a kind, beautiful home. The accommodation is arranged over three floors, offering four double bedrooms, four en-suites, large open plan living area, high quality kitchen with quartz work surfacing, cloakroom/w.c, car barn, courtyard garden and rural views situated on the fringe of this desirable village.

- \* **New Barn Conversion**
- \* **Four Bedrooms**
- \* **Four En-suites**
- \* **Large Open Plan Living**
- \* **Large Car Barn**
- \* **Courtyard Garden**
- \* **Desirable Village**
- \* **Rural Views**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Ground Floor

### Reception Hallway

A striking reception area with bespoke arched double stable doors to the front, stairs to the first floor, large boiler cupboard with gas central heating boiler, plumbing for washing machine, additional storage cupboard housing Mist Fire suppression system, original exposed hamstone making an attractive feature and herringbone flooring.

### Bedroom

With windows to both the front and rear and door to en-suite.

### En-suite

A quality suite comprising of double shower cubicle, bath, wash hand basin with vanity unit under, w.c, LED vanity mirror, part tiling, extractor fan and window to the rear.

### Bedroom

With window to the rear and door to en-suite.

### En-suite

Comprising of shower cubicle, wash hand basin, w.c, window to the rear, heated towel rail, part tiled and extractor fan.



## First Floor

With stairs from reception hallway.

### Open Plan Living Area

A breathtaking light and spacious, open plan living area with a wood burning stove and exposed stone behind, bespoke arch double stable doors to both the front and rear with countryside views to the front and external staircases to both the front and rear entrances.

### Kitchen

A high quality fitted kitchen comprising of a range of wall, base and drawer units, quartz work surfacing with matching upstands, integrated fridge/freezer, integrated dishwasher, gas cooker with five-burner stove and double oven, walk-in cupboard and plumbing for washing machine.

### Cloakroom/W.C

Comprising w.c, wash hand basin with vanity unit under, part tiled, heated towel rail and extractor fan.



#### **Second Floor Landing**

With stairs from the first floor landing. A 'must see' glazed galleried walkway with glass panelling and stainless steel handrails.

#### **Bedroom**

With window to the side, exposed beams, radiator, two wardrobes and door to en-suite.

#### **En-suite**

Comprising of shower cubicle, wash hand basin with vanity unit under, w.c, part tiled, extractor fan and heated towel rail.

#### **Bedroom**

With velux skylight, double wardrobe, additional storage cupboard, exposed beams and door to en-suite.

#### **En-suite**

Comprising of shower cubicle, wash hand basin with vanity unit under, w.c, part tiled, LED vanity mirror, extractor fan and heated towel rail.



#### **Outside**

Situated in a courtyard is a car barn, providing extensive under cover parking/additional storage/workshop area etc,

#### **Car Barn 16.50m x 4.50m**

The car barn is Grade II Listed and has power and light connected.

#### **Courtyard Garden**

There is an enclosed courtyard garden being laid to stone chip with a gate leading to the courtyard/parking area and there is a staircase to the first floor living room.

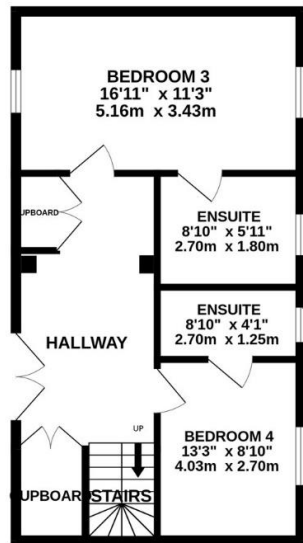
#### **Agents Notes**

The property has a Mist Fire suppression system and a ventilation system to provide fresh filtered air throughout the home.

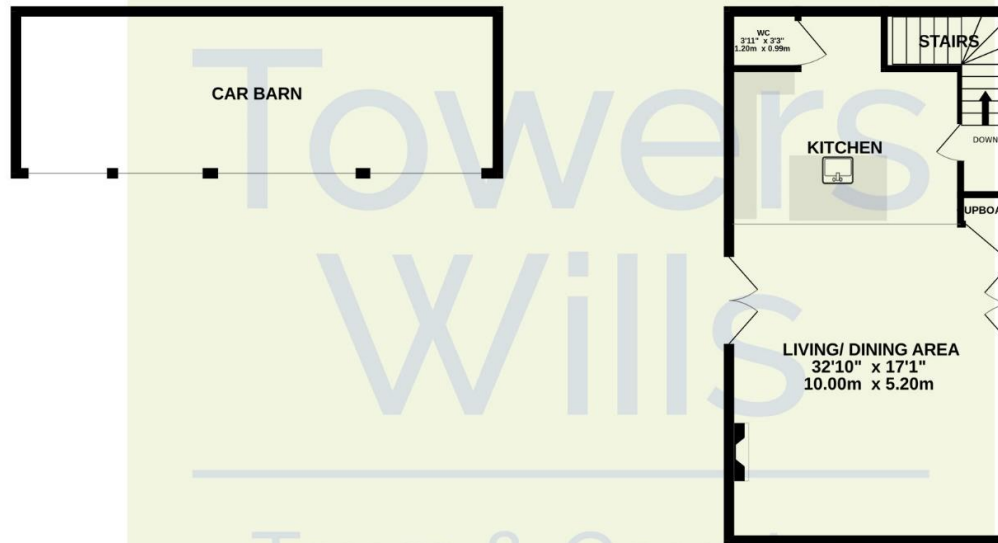
#### **Situation**

Ilchester is a thriving village that benefits from excellent travel links via the A303. The village offers a local range of services including convenience store/petrol station, hotel, public houses, Italian restaurant, primary school etc. The larger commercial town of Yeovil is approximately a 10-minute drive to the south, whilst the historic Abbey town of Sherborne is a short drive away.

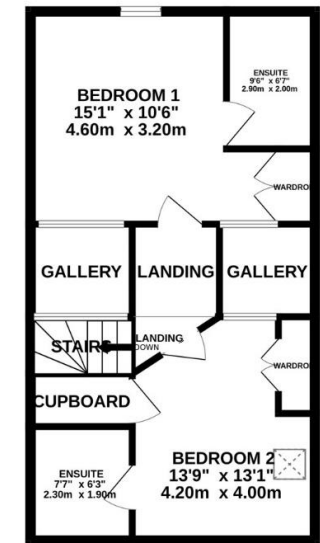
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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