

Towers Wills

Town & Country

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8, Yeabridge Court, Yeabridge, South Petherton,
Somerset TA13 5FH

OIEO **£300,000**

Towers Wills welcome to the market an exceptional Grade II listed barn conversion courtyard development built in 2023 by Acorn Homes. Beautifully restored and finished to an exacting standard, blending character with contemporary living. Featuring three-bedrooms, two en-suites, luxury bathroom, stylish kitchen/diner, utility, courtyard garden, air-source heat pump, double carport and garage. Peaceful countryside setting, close to South Petherton and surrounding villages, with no onward chain.

Accommodation:

A beautifully restored Grade II listed barn conversion, combining timeless character with contemporary luxury in an exclusive courtyard setting.

Towers Wills are delighted to introduce this exceptional three-bedroom barn conversion, discreetly positioned within an exclusive courtyard development in the peaceful rural hamlet of Yeabridge, on the outskirts of sought-after South Petherton.

Originally part of a historic agricultural setting, this impressive Grade II listed home has been thoughtfully restored and finished to an exacting standard, creating a wonderful balance between traditional character and modern-day living. Built as part of the prestigious development by Acorn Homes, the property offers an individual and highly appealing home, complemented by a wonderfully peaceful setting.

From the moment you step inside, the spacious reception hallway immediately creates a sense of light, quality and space. The generous living room provides a comfortable and elegant environment for relaxing, with large windows drawing in an abundance of natural light and useful understairs storage.

At the heart of the home is the impressive kitchen/diner — a superb space for everyday family life and entertaining. Beautifully appointed with a comprehensive range of contemporary units, integrated appliances including a dishwasher, fridge/freezer, double oven and hob with cooker hood, together with a breakfast bar and generous dining area, it combines practicality with style. A separate utility room and ground-floor WC add further convenience.

Upstairs, the accommodation continues to impress. The principal bedroom and second bedroom are both generous doubles, each enjoying its own stylish en-suite shower room — a particularly desirable feature for family living or visiting guests. The third bedroom provides excellent flexibility as a child’s bedroom, guest room or home office, while a luxurious family bathroom completes the accommodation.

Outside:

Outside, the property enjoys a low-maintenance private courtyard garden, ideal for relaxing or entertaining without the demands of a large garden. The home also benefits from a double carport and adjoining garage, providing excellent parking, storage and practical versatility.

Situation:

A WONDERFUL SOMERSET LIFESTYLE

The setting is a significant part of the appeal. Yeabridge enjoys a tranquil countryside position, surrounded by rolling farmland, orchards and the beautiful landscape of South Somerset, yet remains conveniently positioned for everyday amenities and excellent road connections.

Key Features

- NO ONWARD CHAIN
- Grade II Listed
- Barn Conversion
- Three Bedrooms
- Two En-suites
- Courtyard Garden
- Double Carport & Garage
- Low Maintenance Courtyard

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Nearby South Petherton provides an excellent range of everyday facilities, including independent shops, cafés, pubs, a Co-op, post office, library, doctors' surgery and pharmacy. The village is renowned for its attractive historic architecture, distinctive Hamstone buildings and strong community atmosphere.

The surrounding villages add further to the lifestyle appeal. Over Stratton, East Lambrook, Lopen, Martock and Ilminster are all within easy reach, each offering their own character and amenities. East Lambrook is particularly well known for its beautiful gardens, while the surrounding lanes and countryside provide wonderful opportunities for walking and exploring.

For those who enjoy an active outdoor lifestyle, South Petherton's recreation facilities include sports pitches, tennis courts, bowling, cycling facilities and children's play areas, while the surrounding countryside provides miles of attractive walking routes.

Despite its peaceful rural setting, Yeabridge is exceptionally well placed for commuting. The A303 is readily accessible, with Crewkerne providing a mainline railway station with services towards London Waterloo and Exeter. Yeovil and Taunton are also within convenient travelling distance.

THE PERFECT BLEND

Yeabridge Court offers something increasingly difficult to find — a beautifully crafted period home with genuine character, combined with the comfort, efficiency and specification expected of modern living.

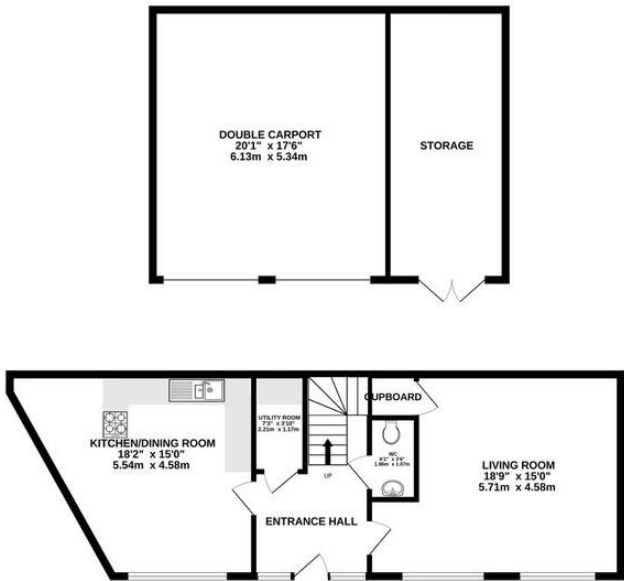
With its Grade II listed heritage, contemporary finish, generous accommodation, private courtyard garden, double carport and garage, all set within an exclusive rural development, this is a home that delivers both style and substance.

Presented in excellent order throughout and offered for sale with no onward chain, this is a particularly exciting opportunity to acquire a unique Somerset home in a wonderfully peaceful yet highly accessible location.

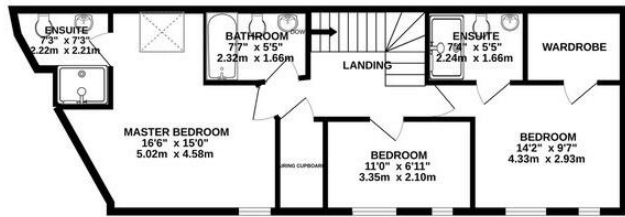


Floor Plan

GROUND FLOOR
1161 sq.ft. (107.9 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1791 sq.ft. (166.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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