





FIELDVIEW BARN MILL LANE

MISTERTON, TA18 7RZ

£795,000

FREEHOLD

Located on the edge of the charming village of Misterton, this stunning new build property on Mill Lane offers a perfect blend of modern living and tranquil surroundings. With three spacious bedrooms, this property is ideal for families or those seeking a comfortable retreat. The single storey home features a well-appointed reception room that provides a welcoming space for relaxation and entertaining. Each of the three bathrooms is thoughtfully designed, ensuring convenience and privacy for all residents. The detached nature of the property allows for a sense of independence and peace, while the new build status means you can enjoy contemporary design and energy efficiency. The layout is both practical and stylish, making it easy to adapt to your lifestyle needs.

Vicary & Co
Chartered Surveyors & Property Agents
Estate Agents & Valuers
Residential - Commercial - Rural

FIELDVIEW BARN MILL LANE

• Contemporary single storey residence • Superb open plan sitting/dining room/kitchen • Utility room and study • Principle bedroom with en suite and dressing room • Two further bedrooms • Family bathroom • Plot of approx 0.49 acres • Double open oak famed garage





Fieldview Barn is an impressive newly constructed single-storey home, enjoying a peaceful position within a generous plot on the edge of the village. Designed with modern country living very much in mind, the property combines clean architectural lines with carefully considered interiors, creating a home that feels both contemporary and welcoming.

The sense of space is immediately apparent on entering, with a welcoming reception hall leading to the principal living accommodation. At the heart of the house is a particularly attractive open-plan kitchen, dining and sitting room, a wonderful space designed to accommodate both everyday living and entertaining.

The kitchen has been beautifully appointed with handmade cabinetry by Neptune, complemented by integrated appliances and generous work surfaces. There is ample provision for a central island or breakfast area, while the adjoining utility room continues the same quality of finish, also featuring handmade Neptune cabinetry.

The sitting and dining areas enjoy excellent natural light, with wide bi-fold doors opening onto the garden and allowing the living space to flow naturally outside. A striking vaulted gable, with its exposed solid timber detailing and extensive glazing, is a notable feature of the room, drawing the eye upwards and providing an attractive outlook across the surrounding countryside. A separate study and cloakroom complete the accommodation.

The bedroom accommodation has been thoughtfully arranged, with three well-proportioned double bedrooms. The principal bedroom enjoys its own dressing room and an en-suite shower room, while the second bedroom also benefits from en-suite facilities. The third bedroom offers flexibility of use, whether as a further bedroom, home office or occasional sitting room. A family bathroom, incorporating Neptune vanity furniture, completes the accommodation.

Outside, the property occupies a plot extending to approximately 0.49 acres (1,990 sq m), with the house positioned centrally within its grounds. The gardens provide a particularly appealing setting, predominantly laid to lawn and enjoying a good degree of privacy. Beyond the main garden, the grounds extend to a paddock at the rear, with open countryside beyond, creating a lovely sense of space and rural tranquillity.

A double open-fronted oak-framed garage provides covered parking, with an adjoining single storeroom accessed via double doors. An electric vehicle charging point is also installed.

LOCATION

Misterton is a well-regarded village set within the attractive countryside of South Somerset, close to the Dorset border. The village has a good range of local amenities, including a public house, parish church, village hall, garage and filling station, tennis club and railway station on the Exeter–Waterloo line.

The surrounding countryside is particularly appealing, with a network of footpaths and bridleways providing ample opportunity for walking, riding and enjoying the landscape.

The market town of Crewkerne is approximately two miles away and offers a good range of independent and high street shops, together with Waitrose and Lidl supermarkets, cafés, restaurants and public houses. The town also provides a library and leisure centre with swimming pool, while its mainline railway station offers direct services to London Waterloo in approximately two and a half hours, Salisbury in around one hour and Exeter in approximately 50 minutes.

Yeovil, just over nine miles away, provides a wider range of commercial and leisure facilities, including major supermarkets, retail parks, theatre, cinema, bowling, leisure

facilities and a large hospital.

The county town of Taunton and the cathedral cities of Exeter and Wells are all within comfortable reach, offering an extensive choice of shopping, restaurants, cultural attractions and leisure pursuits. Bath and Bristol can both be reached in approximately 90 minutes by car.

The Jurassic Coast, with its beautiful beaches, dramatic coastline and celebrated coastal walking routes, is also readily accessible, approximately 30 minutes away.

SPORTING & RECREATION

The surrounding countryside of Somerset and Dorset offers an exceptional variety of landscapes, from the open expanses of the Somerset Levels to the rolling countryside of the Blackdown and Quantock Hills, and the more dramatic scenery of West Dorset.

The area is particularly well suited to those who enjoy outdoor pursuits, with numerous footpaths and bridleways providing excellent walking and riding. Further sporting opportunities include cricket at the County Ground in Taunton, racing at Taunton, Exeter and Wincanton, and golf at Cricket St Thomas, Taunton and Yeovil.

Crewkerne also has an active sporting community, with two established bowling clubs alongside rugby, football and cricket clubs.

EDUCATION

Misterton has its own First School, with a further choice of state and church primary schools in the surrounding area. Secondary education is available at Wadham School in Crewkerne.

For independent education, Perrott Hill Preparatory School at North Perrott is just over three miles away. Other well-known schools within the wider area include the Sherborne schools, Leweston, Bruton, Millfield, Hazelgrove, Bryanston and Milton Abbey.

PROPERTY INFORMATION

Services

Mains electricity and water. Private drainage. Air source heat pump. PV panels.

Warranty

The property benefits from an ICW 10-year structural warranty.

Local Authority

Somerset Council
Telephone: 0300 123 2224

Tenure

Freehold, with vacant possession upon completion.

Viewings

Strictly by appointment through Vicary & Co.

Directions

For satellite navigation, please use What3Words: ///cove.sparkles.purest

From the A356 in Misterton, turn into Silver Street, opposite the primary school. Proceed beneath the railway bridge and immediately bear left into Mill Lane. Continue along this single-track lane to the end, where the Mill Farm development will be found.

FIELDVIEW BARN MILL LANE















FIELDVIEW BARN MILL LANE

ADDITIONAL INFORMATION

Local Authority – Somerset

Council Tax – Band New Build

Viewings – By Appointment Only

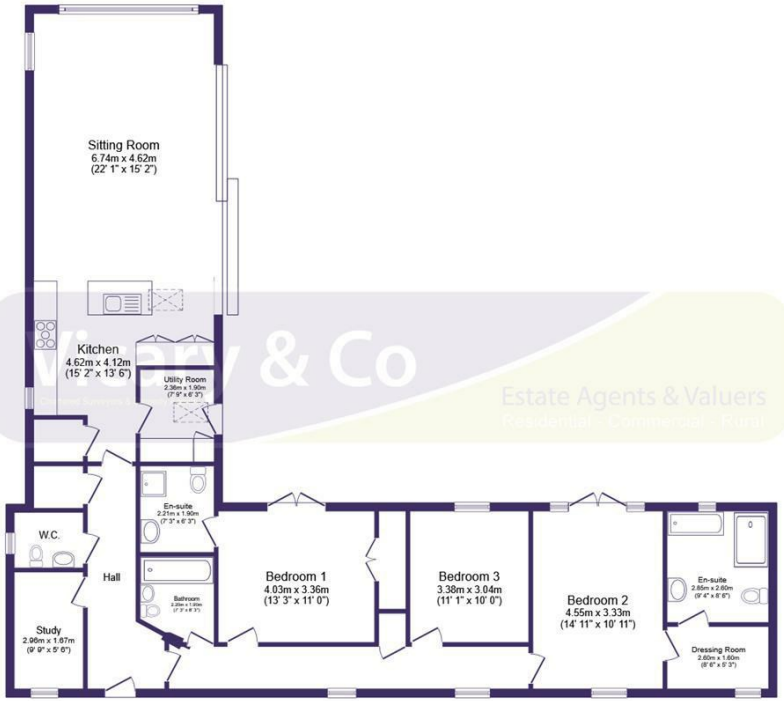
Floor Area – 1640.00 sq ft

Tenure – Freehold





Mill Farm, Mill Lane, Misterton, TA18 7RZ

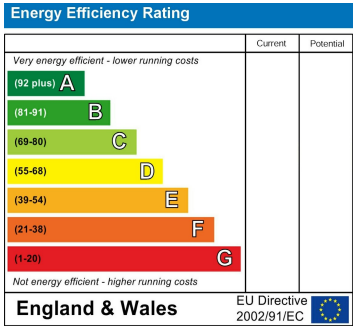


Ground Floor

Total floor area: 146.4 sq.m. (1,576 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Vicary Office Sales
38 South Street
Bridport
Dorset
DT6 3NN

01308 459550
sales@vicaryandco.com
http://www.vicaryandco.com

Vicary & Co
Chartered Surveyors & Property Agents
Estate Agents & Valuers
Residential - Commercial - Rural