



Lark House

Bineham Court, Knole, Langport, Somerset TA10 9JE

[humberts.com](https://www.humberts.com)



A spacious and stylish barn conversion offering flexible and well-proportioned accommodation in a delightful setting.

- Peaceful Location and Nearby Amenities
- No Onward Chain
- Kitchen/Dining Room
- Two Double Bedrooms (Principal En-Suite)
- Two Bathrooms
- Sitting Room with Fireplace
- Mezzanine Level Study/Occasional Bedroom
- Communal Quadrangle
- Private Walled Garden
- Double Garage and Parking

GUIDE PRICE £400,000

THE AGENT SAYS...

Located on the very outskirts of the delightful hamlet of Knole, near Somerton, is the prestigious small development known as Bineham Court. Based on an original model farm - with a main farmhouse and various outbuildings set around a beautiful quadrangle - the estate was built in the 1850s by the Duke of Devonshire. In 2001 the farm was converted into 11 dwellings, with each home unique in design and size, and retaining many of the original features of the farm buildings.



THE PROPERTY

Ground Floor

The entrance hall is spacious and welcoming with flagstone flooring and a spiral staircase to the first floor. Bedroom two is a generous double room and there is the benefit of a shower room just across the hall. The shower room comprises: shower cubicle with glazed sliding door and wall-mounted mains shower, wash basin, WC, heated towel rail, extractor fan, and part-tiled walls.

At the end of the hall is the lovely farmhouse kitchen which has beautiful exposed timbers, a glazed door overlooking the quadrangle, and a window overlooking the garden. Features include: granite work surfaces; Belfast sink; under-cabinet lighting; built-in wine rack; freestanding 'Everhot' range cooker with concealed extractor above; integral appliances including a fridge, freezer, dishwasher and washing machine; and space for an additional fridge/freezer.

First Floor

The spiral staircase rises to the large sitting room which has a window to the front and a door (with Juliet balcony) to the rear. There is a feature vaulted ceiling with exposed beams, log burner and stone hearth, built-in storage cupboard, radiators, and a spiral staircase to the mezzanine level office/occasional bedroom space. Off the sitting room is the main bedroom, which has a window to the rear and built-in wardrobe space. The Jack and Jill ensuite bathroom comprises a panel-enclosed bath with a single mixer tap and shower attachment, wash basin, WC, heated towel rail, and extractor fan.

Second Floor Mezzanine

A spiral staircase leads to a mezzanine office space (with eaves storage) overlooking the sitting room, which could also be used as an occasional third bedroom.



OUTSIDE

To the front is the communal quadrangle garden, which is predominantly laid to lawn with paved and gravel pathways, mature trees, shrubs and borders. To the rear is a walled private garden, laid to lawn with shrubs and borders, external lights, water tap, patio, and a pathway leading to the rear access gate. Located in a nearby block there is a double garage with an electric roll-up door, power points, lighting, and electric vehicle charging point, along with plenty of parking.

There is a further visitors parking area as you enter the development, just before the quadrangle entrance on the right hand side.

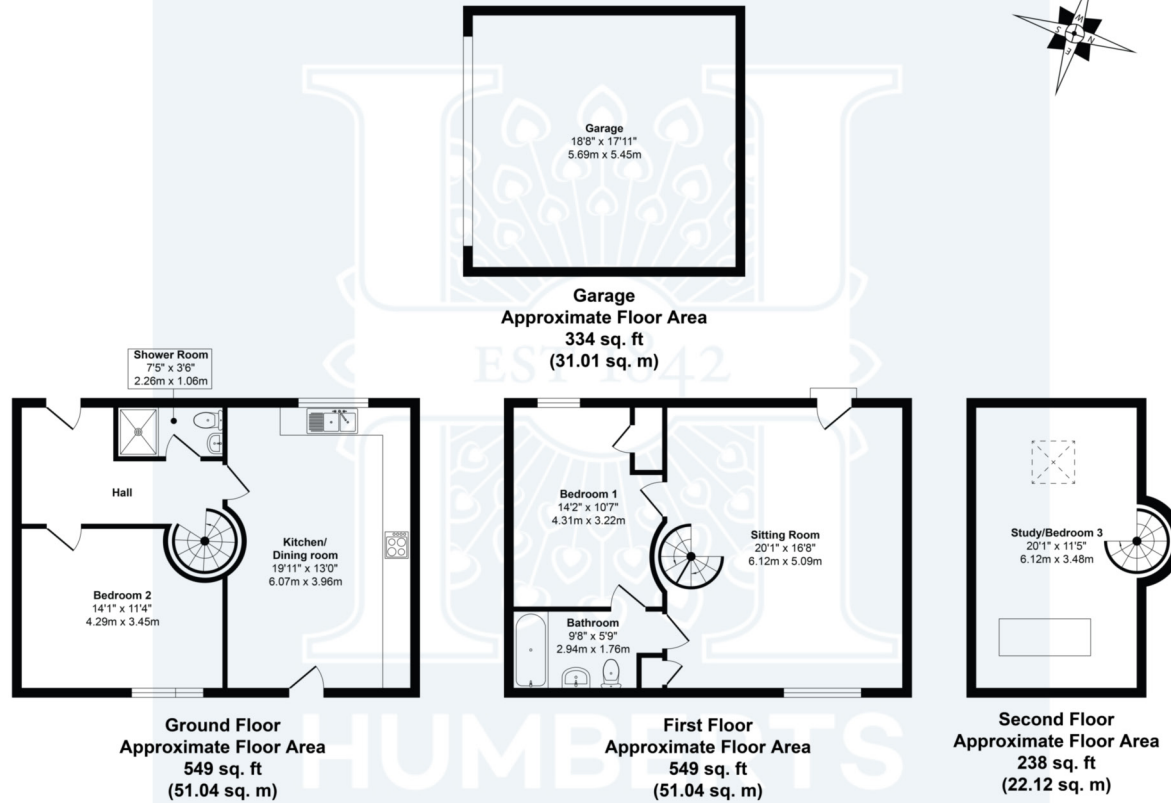
SURROUNDING AREA

Bineham is situated just outside the unspoilt hamlet of Knole, tucked away from main roads and surrounded by beautiful countryside. Long Sutton is situated approximately one mile to the west and offers a village shop, village hall, church, and the well-patronised Long Sutton Golf Club. The Devonshire Arms is a popular pub/hotel and there are numerous walks to be had along the river and across the moors. There is also a respected primary school that has a breakfast club and after-school club for pupils. A wider selection of amenities can be found in Somerton, approximately three miles away.





Bineham Court Knole Langport, Somerset, TA10



Approximate Gross Internal Floor Area 1,670 sq. ft / 155.21 sq. m

© Humberts 2024. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, doors and windows are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for illustrative purposes only as defined by the RICS Code of Measuring Practice, and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property as quoted on this plan.

DIRECTIONS

what3words

///truckload.solves.anthems

SERVICES

Mains water, drainage and electricity. Oil-fired central heating and hot water. Ultrafast broadband is available and mobile signal/coverage is available both indoors and outside.

LOCAL AUTHORITY

Somerset Council - Band E

ENERGY PERFORMANCE CERTIFICATE

Current Rating - D

MANAGEMENT CHARGE

Residents management fee £175 per quarter

Disclaimer: Humberts for themselves and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Humberts or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Humberts or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. © Copyright Humberts 2020 | Humberts Ltd | Registered office: Humberts Yeovil Ltd, 3 Font Lane, West Coker, Somerset, BA22 9BR. Registered in England - Company Number 12460936.

01935 477277
yeovil@humberts.com

