



Treacle Cottage

Barwick, Yeovil, Somerset BA22 9TB

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A delightful and unusual three bedroom cottage forming part of historic Barwick House. This beautifully presented property offers flexible, well-proportioned accommodation with plenty of character.

- Smart and Spacious Kitchen/Diner
- Sitting Room with Feature Fireplace
- En Suite Ground Floor Bedroom/Study
- Two First Floor Bedrooms
- Family Bathroom
- Two Parking Spaces & Visitor Parking
- Patio Area Outside Bedroom/Study
- Access to the 22 Acres Grounds

GUIDE PRICE £360,000

PROPERTY

Renowned for its four follies - The Rose Tower, The Fish Tower, The Obelisk, and Jack the Treacle Eater - Barwick House is a magnificent Grade II listed country house with a long history. Built circa 1770 it was a family home up until the mid 20th Century, after which it was used variously as a prisoner of war camp and a US army base during World War II. In the post war years it became a private school before later falling into disrepair. The house was restored and reoccupied in 1994 and has five private dwellings. Full restoration of the estate, including the construction of nine cottages, was completed a few years later. Treacle Cottage, the namesake of the well-known folly, is a charming conversion of part of the original outbuildings that combines the best of modern design with characterful features.



Ground Floor

The main entrance opens into the well-proportioned kitchen/dining room. The dining area is nearest the entrance and provides a warm welcome with plenty of space to accommodate a 4-seater dining table (more could be seated on occasion) and a large sideboard. A peninsula divides the room neatly into two and provides a sociable food preparation area. The kitchen is fitted with a full range of inky blue shaker style units which have been given a contemporary finish with long bar handles. The units are topped with a white quartz worktop and coordinating large format tiles form a splashback. Integrated appliances include a NEFF oven with combination oven above, induction hob, extractor, and dishwasher. The space under the stairs accommodates a freestanding fridge, integrated freezer with further storage and worktop alongside/over.

Adjoining the kitchen is the lovely sitting room which is centred around a most attractive fireplace with a wood-burning stove. The colour palette is soft and cosy and invites you to snuggle down on the sofa. An external door leads out to the rear of the property. Off the sitting room (separated by a small lobby area) is a bathroom and storage cupboard. The lobby forms part of bedroom 3 which is perfectly suited as a guest room/study with its ensuite facilities and separation from the main house. It also has an independent entrance from outside.

First Floor

On the first floor there are two bedrooms and the family bathroom. The principal bedroom is a good-size and shape, with windows - including a most attractive round window - on two sides. Bedroom 2 spans the depth of the property and easily swallows up a double bed, sofa and additional furniture. The family bathroom is finished with charming striped tiles topped with coordinating floral and blue accents. There is a traditional style washbasin, WC and fitted bath with shower over.



OUTSIDE

Barwick House is approached via a beautiful tree-lined drive, accessed via attractive electronic wrought iron gates, that meanders through the grounds to the main house and parking area, with beautiful countryside views along the way. The owners of Treacle Cottage have full access to the 22 acres of grounds in which the house stands. A management fee of £152 pcm is payable for use and maintenance of the grounds and estate. The current owners also rent a useful onsite storage shed for which they pay a further £15 pcm. This may be available to any future owners. The cottage benefits from two allocated parking spaces plus use of additional visitor parking. The oil tank serving the property is situated in the car parking area.

SURROUNDING AREA

Barwick House stands in private grounds on the southern outskirts of Yeovil adjacent to open countryside. Whilst the property occupies a peaceful rural setting, the town of Yeovil - with its comprehensive shopping centre, schools and leisure facilities - is only about a mile away. In the adjoining village of Stoford there is a Public House, garage, and mainline railway station with service to London Waterloo.

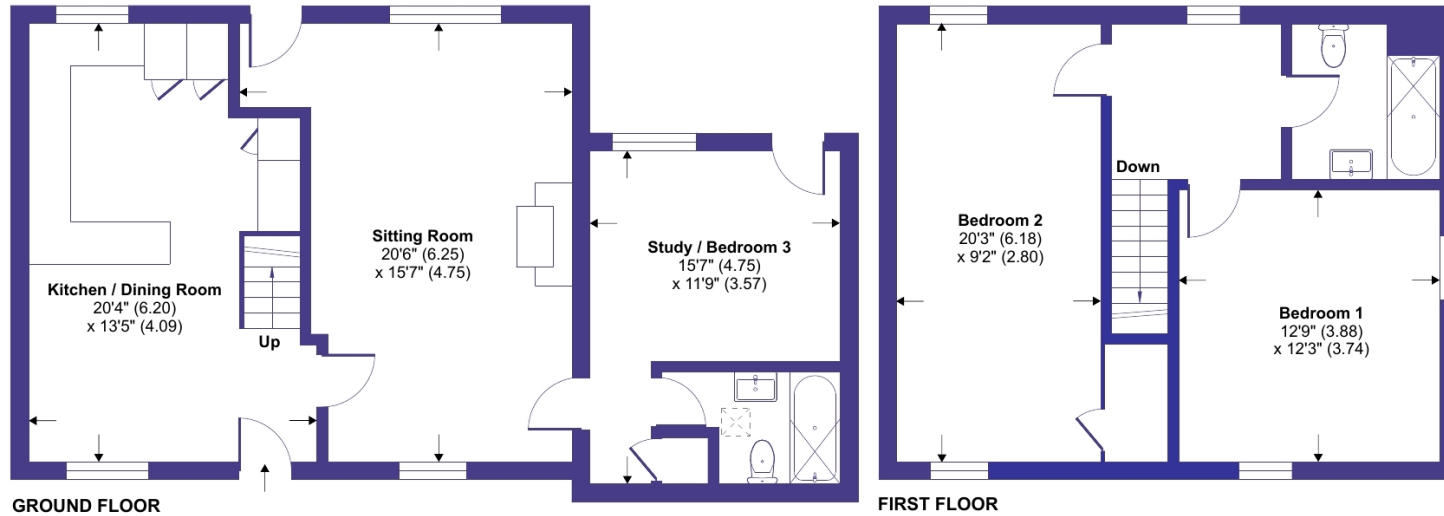




Treacle Cottage, Barwick, Yeovil, BA22

Approximate Area = 1237 sq ft / 114.9 sq m

For identification only - Not to scale



DIRECTIONS

From the centre of Yeovil take the A30 westwards out of the town up Hendford Hill and turn left at the roundabout towards Dorchester. Take the second left into Two Towers Lane and Barwick House will be found after approximately 100 yards on the right, approached by large wrought iron gates which are electrically operated. Once through the gates continue down the drive for approximately half a mile to the main house and cottages.

SERVICES

Mains water, drainage and electricity. Oil-fired central heating with radiators.

LOCAL AUTHORITY

Somerset Council - Tax Band E

ENERGY PERFORMANCE CERTIFICATE

Current Rating - D

AGENT'S NOTE

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 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2025. Produced for Humberts. REF: 1257767

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