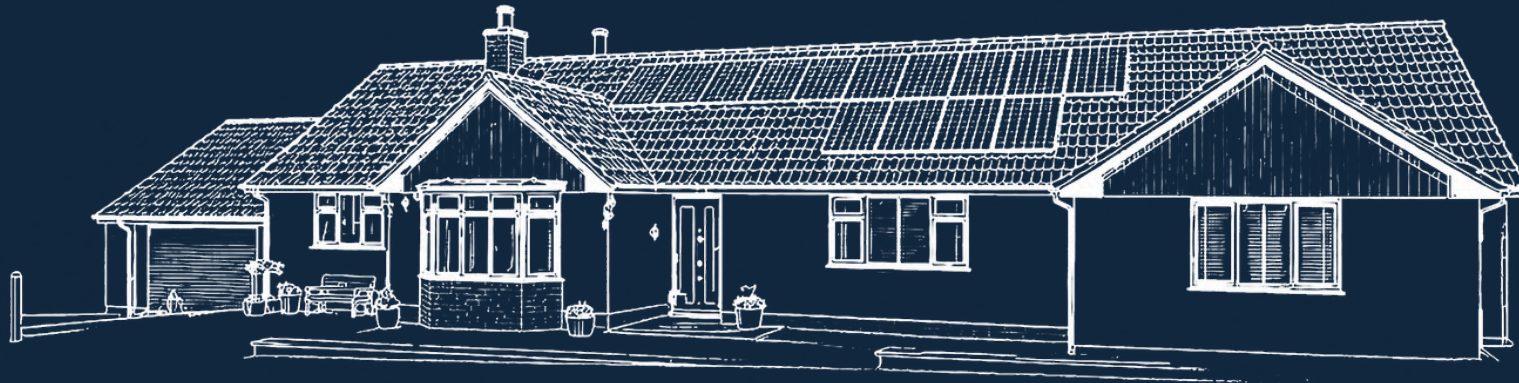




BY DESIGN



Corbie

Barton Road, Butleigh, BA6 8TH

A Substantial Five Bedroom Village Home With Views, Terrace & Over Half An Acre of Mature Gardens

An impressive detached home in sought-after Butleigh, offering five bedrooms, versatile living space and a stunning open-plan kitchen with bi-fold doors to a raised terrace.

Corbie will appeal to those seeking a refined country lifestyle without compromise - those who value space, privacy and versatility, yet still require strong connectivity. The layout is particularly well suited to families, multi-generational living or those working from home, with generous reception spaces, a separate study and five well-balanced bedrooms. The open-plan kitchen and terrace create a natural hub for entertaining, while the quieter living room and mezzanine snug offer more intimate retreats.

The setting enhances its appeal: a private plot of just under 0.6 acres with far-reaching views towards Glastonbury Tor, in one of Somerset's most sought-after villages. Proximity to Millfield, Wells Cathedral School and Castle Cary railway station makes it especially attractive to discerning families relocating from London, Bath or beyond, seeking a considered mix of countryside living and accessibility.

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Key features

Inside

Extending to over 3,000 sq ft of living accommodation, this home has been thoughtfully arranged to provide a highly versatile layout, embracing modern family life, multi-generational living, or for those seeking a degree of single-storey accommodation without compromise. Natural light is a consistent theme throughout, with large windows, skylights and glazed openings drawing the outside in and enhancing the sense of space.

At the heart of the home lies an exceptional open-plan kitchen and dining room. Beautifully appointed with granite work surfaces, oak cabinetry and a central island, the space flows effortlessly into a light-filled dining area where full-width bi-folding doors open onto a raised, glass-fronted terrace. From here, the outlook across the gardens and surrounding landscape is both elevated and uninterrupted - an ideal setting for entertaining or simply enjoying the changing seasons.

A short transition leads to the impressive family room, where a striking picture window frames the view like a living canvas. Further bi-fold doors connect again to another terrace, while a wood-burning stove introduces warmth and atmosphere, creating a space that is equally suited to relaxed evenings as it is to larger gatherings.

More formal accommodation is provided by an elegant living room to the front of the house, where a bay window draws in natural light and bespoke shelving frames a central fireplace. A separate study offers a quiet retreat for home working, while above, a mezzanine snug provides an additional, highly adaptable space - ideal as a reading area, playroom or informal lounge.

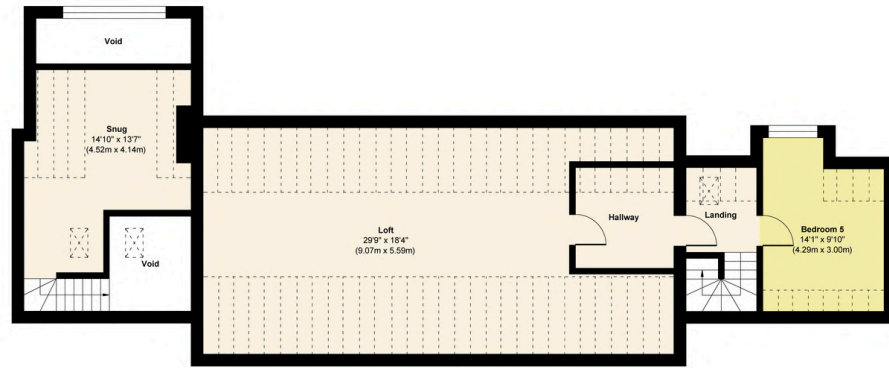
The bedroom accommodation is equally well considered. Four bedrooms are positioned on the ground floor, two benefitting from en-suite facilities, alongside a stylish family shower room. This arrangement offers excellent flexibility for those requiring lateral living. On the first floor, a further double bedroom enjoys elevated views, creating an ideal guest room or private principal retreat. A substantial loft area presents further potential, subject to the necessary consents.

Outside

The gardens are a defining feature and sit on a plot of 0.6 of an acre. Predominantly laid to lawn and enclosed by established hedging, they offer both privacy and space in equal measure, with plenty of scope for families, gardening or outdoor entertaining. The raised terrace provides a natural focal point, perfectly positioned to enjoy long summer evenings and views towards Glastonbury Tor. To the front, a generous gravelled driveway provides ample parking in addition to the double garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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First Floor
Approximate Floor Area
1197 sq. ft
(111.17 sq. m)



Ground Floor
Approximate Floor Area
2451 sq. ft
(227.53 sq. m)

Approx. Gross Internal Floor Area 3648 sq. ft / 338.80 sq. m (Including Garage & Excluding Void)

Illustration for identification purposes only, measurements are approximate, not to scale.

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About the area

Butleigh

One of Somerset's most sought-after villages, with a strong sense of community. Centred around its beautiful church and period homes, it offers a quintessential West Country setting with an active village life, including events at the village hall and at Sourdown Farm.

Families are drawn to the well-regarded primary school and proximity to Millfield.

Surrounded by open countryside, the area is ideal for walking and outdoor pursuits.

Despite its rural feel, Butleigh is well connected. Street and Glastonbury provide a wide range of amenities, while Castle Cary station offers direct trains to London Paddington.

Somerset

A mesmerising county nestled in the scenic south west of England.

Famed for attractions like Glastonbury Tor, Wells Cathedral, Cheddar Gorge & Caves, The Levels and of course, The Mendip Hills Area of Outstanding Natural Beauty.

Somerset is a rural area, with plenty of farming and is well known for the production of cheese and cider.



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BY DESIGN

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International audience

local knowledge

