



**Compton Pauncefoot, Yeovil, Somerset, BA22**

**Guide Price: £2,450,000**

Freehold



# Samaras

Compton Pauncefoot, Yeovil,  
Somerset, BA22 7EW

 5  6  1  4,026 sq ft

An Upcoming Hopkins Estates Project

Luxury New-Build Dutch Style Barn

Five Bedrooms all with En Suites

**Guide Price: £2,450,000**  
Freehold

## ABOUT THE PROPERTY

Samaras is an exceptional new-build Dutch-style barn offering 4,000 sq. ft of beautifully considered contemporary accommodation, set within an idyllic rural position in the sought-after village of Compton Pauncefoot. Forming part of an exclusive development at Higher Farm, alongside just one other barn conversion, the property enjoys privacy, architectural distinction and far-reaching countryside views.

Approached via a long private driveway and framed by established trees and shrubbery, the barn immediately impresses with its striking exterior. The dark steel-clad barrel-vault roof and extensive glazing are a modern interpretation of traditional agricultural architecture, designed to maximise natural light while creating a strong connection with the surrounding landscape. A detached double garage with attached store sits discreetly to one side, while tall hedging, local stone walls and mature Sycamore trees provide privacy and security.

**SAMARAS - A WONDERFUL OPPORTUNITY TO ACQUIRE A NEW-BUILD FIVE BEDROOM DUTCH-STYLE DETACHED BARN SITUATED ON THE SITE OF HIGHER FARM.**

## GROUND FLOOR

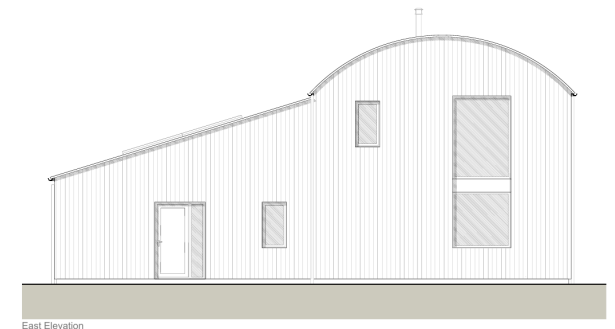
The front door opens beneath a sheltered porch into a spacious entrance hall, which is flooded with daylight from a glazed rooflight that runs the length of the hallway. This welcoming space sets the tone for the quality and scale of the accommodation, with built-in coat storage, access to the plant room and additional store cupboard, and a staircase rising to the first floor.

To one side of the hall is a generous boot and utility room, thoughtfully designed for country living, with wall and base units, undercounter space for appliances and ample room for coats and footwear. An external door provides side access, while an adjoining shower room offers a walk-in shower, basin and WC. Also on the ground floor is the fifth double bedroom, which benefits from built-in wardrobes and a well-appointed en-suite shower room with twin basins, making it ideal for guests or multigenerational living.

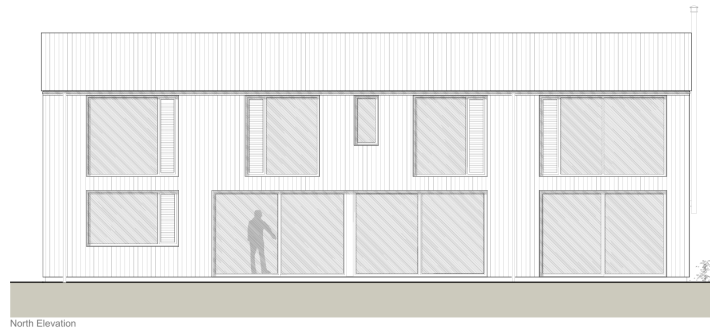
The heart of the home is the stunning open-plan kitchen, dining and living space, which the hallway opens directly into. This expansive room is defined by its sense of light and scale, with extensive glazing and sliding doors running across the rear elevation, opening onto the garden and framing views across the surrounding countryside. The living area is generous and flexible, flowing seamlessly into the dining space and contemporary kitchen. The kitchen itself will be fitted with modern wall and base units, high-quality integrated appliances and a central island with breakfast bar, creating an ideal space for everyday living and entertaining. A separate pantry provides excellent additional storage, while a door leads through to a spacious study, perfectly suited for home working, with a window overlooking the garden.



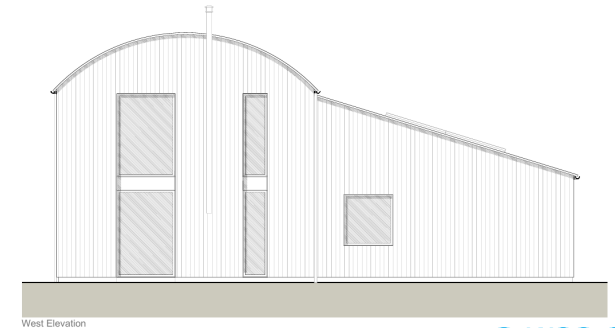
South Elevation



East Elevation



North Elevation



West Elevation

0 1 2 3 4 5 6 7 8 9 10 metres

orme

Higher Farm, Compton Pauncefoot

## FIRST FLOOR

The first floor is arranged around a light-filled landing with a linen store, providing access to four further double bedrooms, all of which benefit from en-suite bathrooms. The principal bedroom is a particularly impressive space, enjoying a dual-aspect outlook across the surrounding landscape. The suite includes a dedicated dressing area with built-in wardrobes and a luxurious en-suite bathroom featuring a bath, separate shower, twin basins and WC. Bedroom two also enjoys a dressing area with wardrobe storage and an en-suite shower room with twin basins, while bedrooms three and four are both generous doubles with built-in wardrobes and their own en-suite shower rooms.

## OUTSIDE

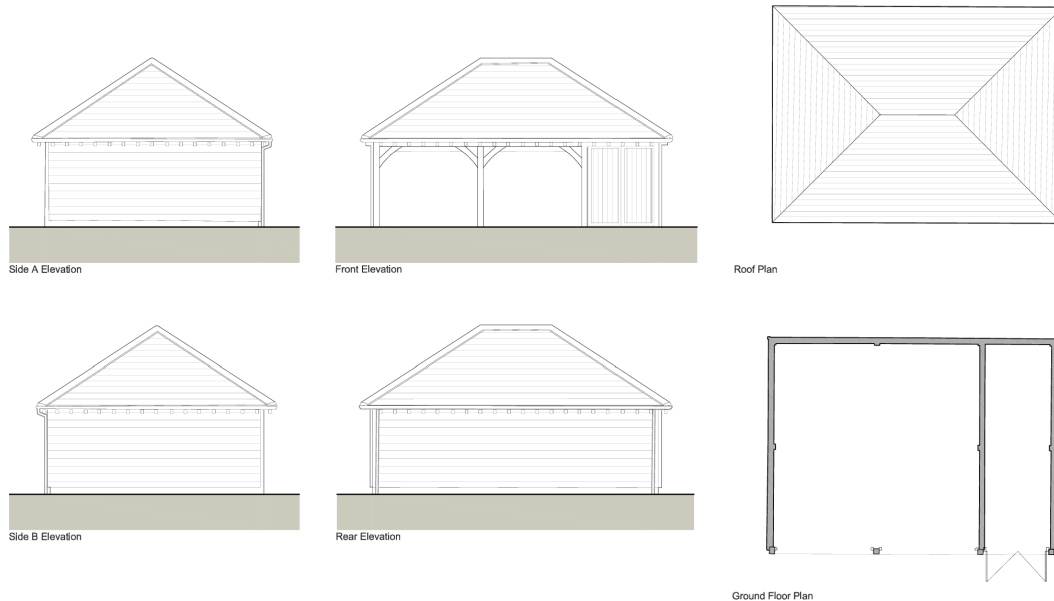
Outside, the gardens wrap around the property and have been landscaped to create a private and tranquil setting. The rear garden is enclosed and enjoys established sycamore trees along the western and northern boundaries, with a patio area positioned to take full advantage of the far-reaching views across the vale. To the northeast, the property enjoys a charming outlook towards the village and church, while views to the northwest extend across open countryside, offering an ever-changing rural backdrop.

Samaras offers a rare opportunity to get involved at the early stages of the latest development by renowned developers Hopkins Estates and acquire a striking, architecturally designed new home that combines contemporary luxury within its rural setting, in one of Somerset's most desirable village locations.

## LOCATION

Compton Pouncefoot is an idyllic village in Somerset, home to the privately owned Compton Castle and close to the historic Crescent, a quarter circle of cottages. Local amenities can be found within a 10-mile radius, with Bruton and Castle Cary 5.6 miles to the North and Sherborne 7 miles to the South. The nearest GP surgery is in Queen Camel, just 3.3 miles away. Easy access to the A303 makes Compton Pouncefoot an ideal location for travel to London and the South-West. Train services from Castle Cary, Bruton and Templecombe provide direct rail services to Bath, Bristol, London Paddington and London Waterloo.

A wide range of popular schools from both the state and independent sectors are nearby. The Gryphon School in Sherborne is very popular for secondary education and nearby independent schools include Hazelgrove Prep in Sparkford (only 4 miles), King's in Bruton, Sherborne Prep, Sherborne Boys, Sherborne Girls, Leweston School near Sherborne, Perrott Hill in North Perrott, All Hallows near Shepton Mallet, Port Regis near Shaftesbury and Millfield in Street.



**What3Words///clubbing.promise.heap**

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Council Tax Band:** TBC

**Local Authority:** Somerset

**Services:** Air Source Heat Pump, Mains Water, Private Drainage System, Super-Fast Broadband, EV Charging Point, Electricity and Telephone all subject to the usual utility regulations. (Optional Extra of PV and Battery Storage Subject to Grid Connection Agreement)

## VIEWING

Strictly by appointment with the agents at  
KingsLand Property.

Tel: 01963 34455

Email: [sales@kingslandproperty.com](mailto:sales@kingslandproperty.com)



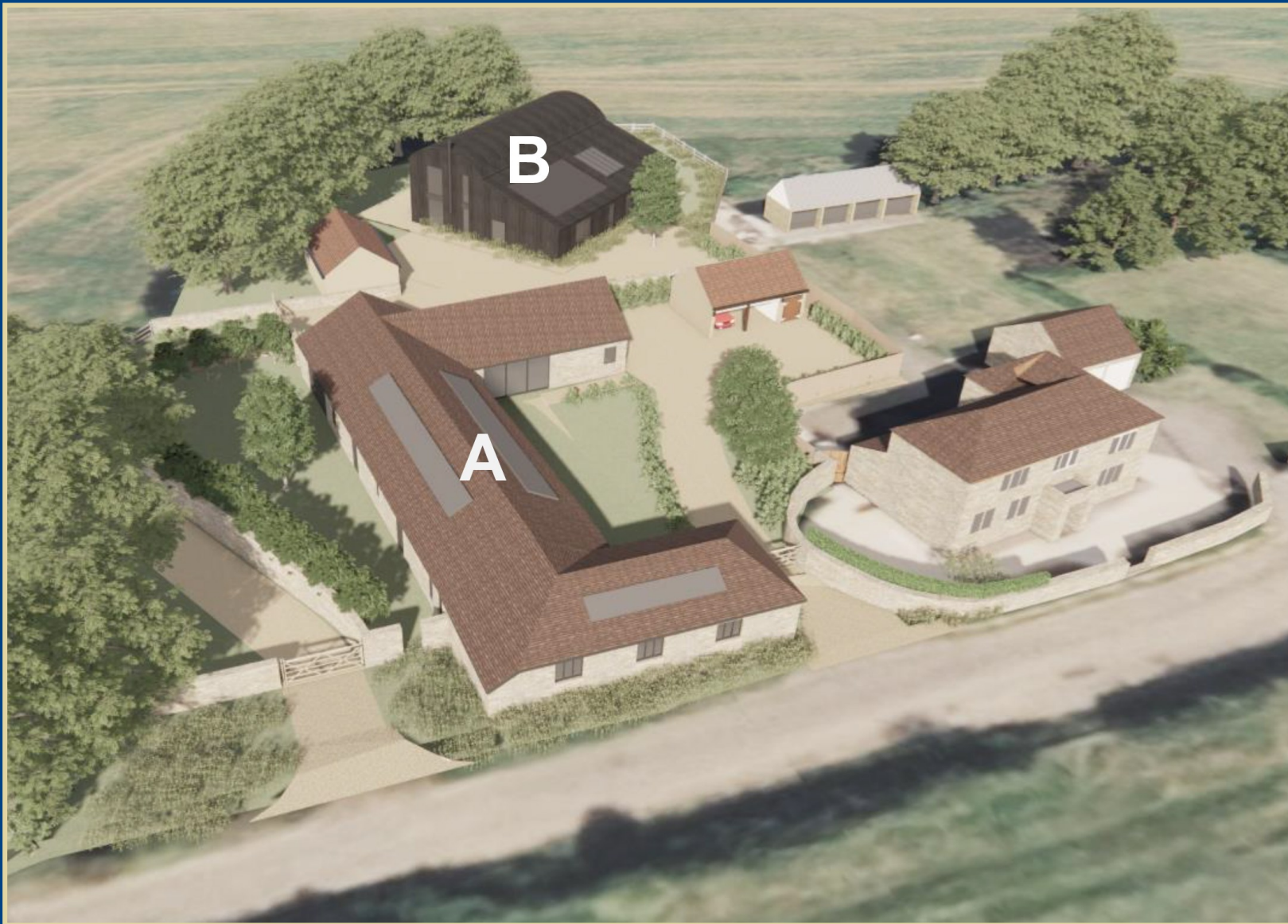


Ground Floor Plan



First Floor Plan





**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.