

# Jarmany Hill

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Barton St David | Somerset


GALION





*“The English countryside is the most staggeringly beautiful place. I can’t spend as much time there as I like, but I like everything about it.”*

—  
Guy Ritchie

 Breathtaking views can be enjoyed from nearby Glastonbury Tor.



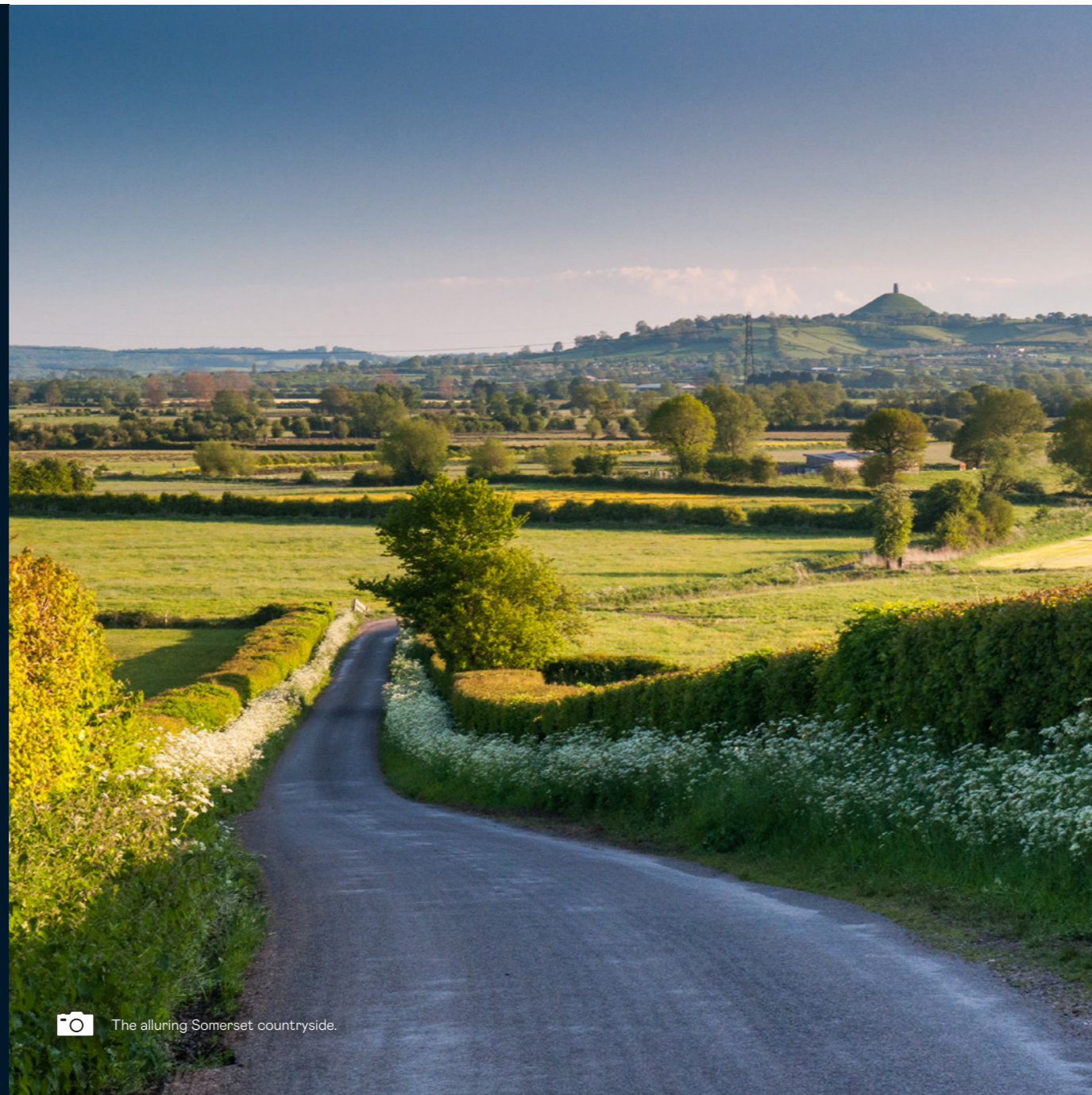
## Discover the Local Area


In the idyllic English countryside lies Jarmany Hill, an exquisite development of just five executive new homes between Butleigh and Barton St David.

Barton St David is a small village, whose beating heart lies predominantly in the parish church, village hall and pub. Meanwhile, neighbouring Butleigh has a primary school, post office, and traditional tea room. With Butleigh just five minutes away, Jarmany Hill has convenient access to shops, postal services and public transport.

As well as the nearby River Cary, there are plenty of gentle walks and woodland trails all around Jarmany Hill, giving unparalleled access to some of the finest landscapes South West England has to offer.

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 The alluring Somerset countryside.

## A little further afield...

Though the villages of Barton St David and Butleigh are superbly located in a wonderful rural position, the properties are also positioned close to some of the county's most picturesque and historic towns of Sherborne, Bruton, Somerton and Langport; not to mention the cathedral city of Wells.

Only 5 miles southwest of Jarmany Hill lies the historic market village of Somerton. The once capital city of Wessex, Somerton's Market Square offers an extensive range of facilities such as fashion boutiques, delis, bakeries, cafes and restaurants.

In the wider local area is Langport, a market town on the River Parrett. Langport is home to a pharmacy and medical

centre, as well as a well-stocked library. In the heart of the Somerset Levels, the marshy and moorland walks are a countryside lover's dream, with flora and fauna unique to the area.

The neighbouring town of Bruton is home to popular independent traders and antique shops that draw in clientele from near and far, with many enjoying the wonderful dining experiences on offer at some of the county's most popular eateries. Hauser & Wirth, an arts centre occupying a former farmstead is home to a vibrant program of art exhibitions, events and residencies. To the east, woodland trails lead to King Alfred's Tower, a folly commemorating the end of the Seven Years' War.



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1. Market Town of Langport.
2. Bruton Dovecot.



 Wells Cathedral.



## Fine Dining & Exclusive Shopping

Jarmany Hill is well connected to some fantastic shopping amenities, with Bath accessed in under an hour. More locally within neighbouring towns and villages are some of the finest local pubs and restaurants celebrating all of Somerset's produce. The menu from Bruton's At The Chapel is seasonal and locally sourced and serves an infamous Sunday roast; Bruton being dubbed "The coolest town in the West Country" by Conde Nast and the "new Notting Hill" according to Countryfile.

Nearby Clarks Village in Street is well worth a visit and at only a 10-minute drive away, a very welcome shoppers' paradise. Offering a mix of everyday and aspirational brands, together with an array of contemporary and culinary concepts this wonderful and award-winning emporium has something for everyone.



- 4. Matt's Kitchen, Bruton.
- 5. The White Hart, Somerton.
- 6. Bruton.
- 7 & 8. At the Chapel, Bruton.



## History & Culture

The once capital city of Wessex, Somerton, is just 5 miles away and holds a Market Day on the first Friday of every month. Further afield, yet only 20 minutes drive away, is the ancient cathedral City of Wells; home to one of the most beautiful of English cathedrals and dating back as far as 705.

Glastonbury's historic abbey is only a stone's throw away and hails as the final resting place of the legendary King Arthur. Dominating the local landscape is Glastonbury Tor, with the mystical St Michael's Tower atop, drawing intrigue and speculation from far afield.

So many nearby towns run deep with ancient history, still seen in the fabulous architecture of their high streets today.



Wells Cathedral.





## Prestigious Education

The area offers a superb range of highly regarded state and public schools of international acclaim.

The internationally respected Millfield School, just under 4 miles away, is a co-educational independent school famed for its wide ranging, sporting excellence having produced many international sports and Olympic athletes. The school boasts an impressive alumni having been represented at every Olympic games since 1956. Offering many Academic, Art, Music and Sports Scholarships, Millfield continues to be deeply embedded within the local community.

Hazelgrove Prep School, only 8 miles away, embraces kindness and compassion alongside traditional values. Set in 200 acres of the countryside, Hazelgrove has advanced facilities that aid individuals tremendously while embracing the natural environment.

Wells Cathedral School, among the oldest in Europe, is a multicultural and co-education school specialising in academia, sport, drama, music and mathematics whilst nearby Bruton hosts an array of outstanding schools including King's Bruton and co-educational state boarding school, Sexey's.

Less than a mile away, Barton St David Pre-School nurtures children from age two into the world of education. Less than two miles away are Butleigh C of E Primary School and Keinton Mandeville Primary School, both of which achieved a 'GOOD' Ofsted rating in their most recent assessments.

Amongst others, the local secondary school, Huish Episcopi in Langport also boasts a popular sixth form for Further Education.



📷 Sherborne School.

## At a glance

Butleigh Primary School	1.5 miles	4 minutes
Keinton Mandeville Primary School	2 miles	5 minutes
Millfield School	4 miles	8 minutes
Charlton Mackrell C of E Primary School	4 miles	9 minutes
Huish Episcopi Academy	10 miles	19 minutes
King's Bruton	12 miles	25 minutes
Sexey's School, Bruton	12 miles	25 minutes
Wells Cathedral School	12 miles	26 minutes
Sherborne School	15 miles	30 minutes
Leweston School, Bruton	18 miles	38 minutes
King's College, Taunton	23 miles	47 minutes
Taunton School	26 miles	48 minutes
Queen's College, Taunton	27 miles	50 minutes

TRAVEL BY CAR - DISTANCES AND TIMES ARE ESTIMATED



# Explore the best the area, and beyond, has to offer

## Well connected

Jarmany Hill is surrounded by cultural county towns, beautifully bustling cities, and quaint rural villages. You're never far from what's going on.

Larger county towns of Taunton and Dorchester and the stunning cities of Wells, Bristol, Bath, and Exeter are all within easy reach. You'll enjoy endless shopping centres and outlets, markets, sports facilities, restaurants, and bars that cater to all ages and interests.

The A303, M5 motorway, and mainline rail services at Castle Cary, Wincanton, Yeovil, and Taunton ensure straightforward travel for those driving or using public transport. There aren't any barriers to exploring everything this area offers.

Whether you're visiting family and friends abroad or escaping to the sun and sand, it's made easy with close access to international airports in Bristol and Exeter.

## UNESCO World Heritage Site

The spectacular South Dorset coastline, a UNESCO World Heritage Site covering 95 miles of stunning coastline with charming beaches, isn't too far away either.

It forms part of the 630-mile South West Coast Path, taking in some notable locations such as Lyme Regis, Chesil Beach, Studland, Bournemouth, and Poole. Poole, with its magnificent harbour, is one of the largest in the world and a destination for all types of water sports enthusiasts.


## Sports and leisure

International and national sports can be found all around the area, with ample sporting events nearby. You can watch and enjoy horse racing at Wincanton, Bath or Taunton racecourses. Cheer on national rugby teams in Bath, Bristol or Exeter and, in addition, international games at the Principality Stadium are under two hours away. If cricket is your passion, Somerset Cricket Club in Taunton is close by and plays host to a number of major international matches.

## Weekend getaway

Awarded the World's Best Boutique Hotel at The World's 50 Best Hotels 2023, The Newt in Somerset is less than 10 miles away. This reimagined country estate epitomises the beauty of Somerset through divine food in the Botanical Rooms, magical gardens, rustic woodlands, exquisite landscapes, seasonal workshops, and enchanting breaks in their Boutique Hotel.



 Durdle Door on the stunning South Dorset coast.



- 6. The Royal Crescent in Bath.
- 7. Enjoy the thrill at nearby racecourses.
- 8. The Newt in Somerset, Castle Cary.



## A Developer with Heart

Galion are proud to offer five exquisite new homes.

Built using local, natural stone these homes feature Neptune designed kitchens, boot rooms and bathrooms, and boast sumptuous spaces for families to enjoy.

These premium properties enjoy magnificent and uninterrupted views of the Somerset countryside towards Glastonbury Tor.

Additional paddocks/grazing land is also available upon request.

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SITE PLAN





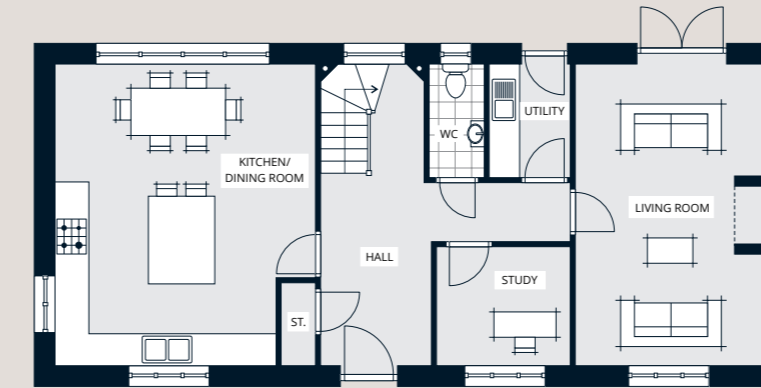
# Tealham

GIA: 1,998 sq ft / 186 sq m

Set against a backdrop of some of Somerset's finest countryside, Tealham offers a timeless escape in the heart of rural Somerset. The residence showcases classic architecture with a modern twist, complemented by expansive windows that frame its wonderful location and the surrounding scenery. The carefully curated interiors enhance the property's allure, creating a peaceful sanctuary where residents can bask in the beauty of their surroundings.



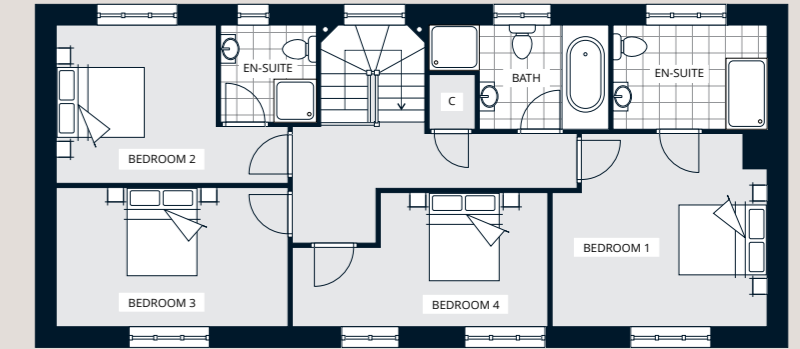
## GROUND FLOOR



	Metres
Kitchen/Dining Room	5.43 x 6.31
Living room	3.99 x 6.31
Study	2.80 x 2.50
Car port - Double	6.27 x 6.27

All dimensions given are approximate and are shown width x length. Maximum dimensions supplied in irregular shaped rooms.

## FIRST FLOOR



	Metres
Bedroom 1	4.47 x 4.05
Bedroom 2	4.76 x 3.30
Bedroom 3	4.84 x 2.92
Bedroom 4	5.41 x 2.80



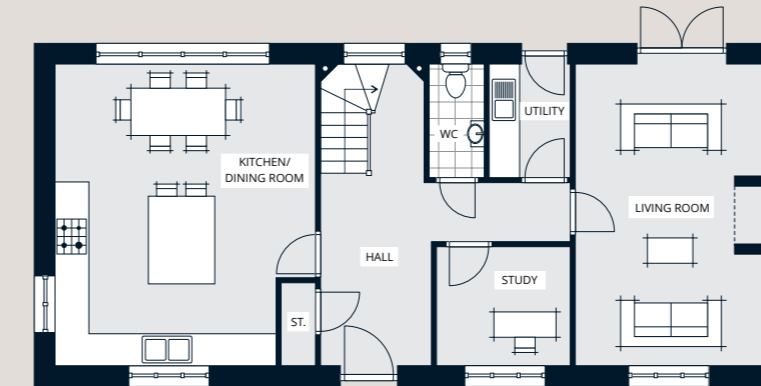
# Westhay

GIA: 1,998 sq ft / 186 sq m

Discover serenity at Westhay, a classic, yet highly sustainable, country residence offering a front-row seat to the meandering footpaths of Somerset's walkways. Stylish interiors and large windows provide timeless elegance, allowing residents to immerse themselves in the tranquil sounds of its countryside location. Modern technologies meet classic charm, creating a perfect balance between luxury and nature.



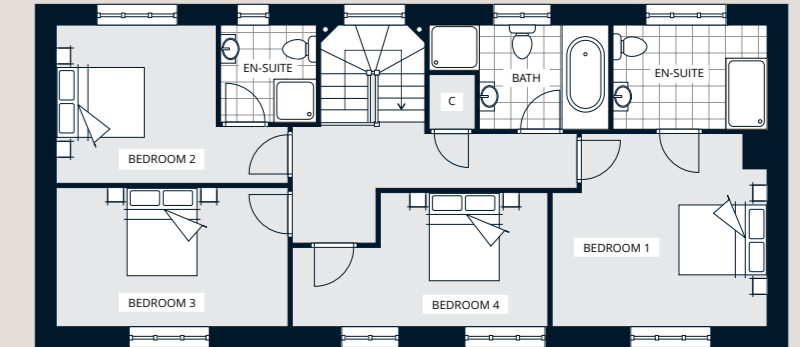
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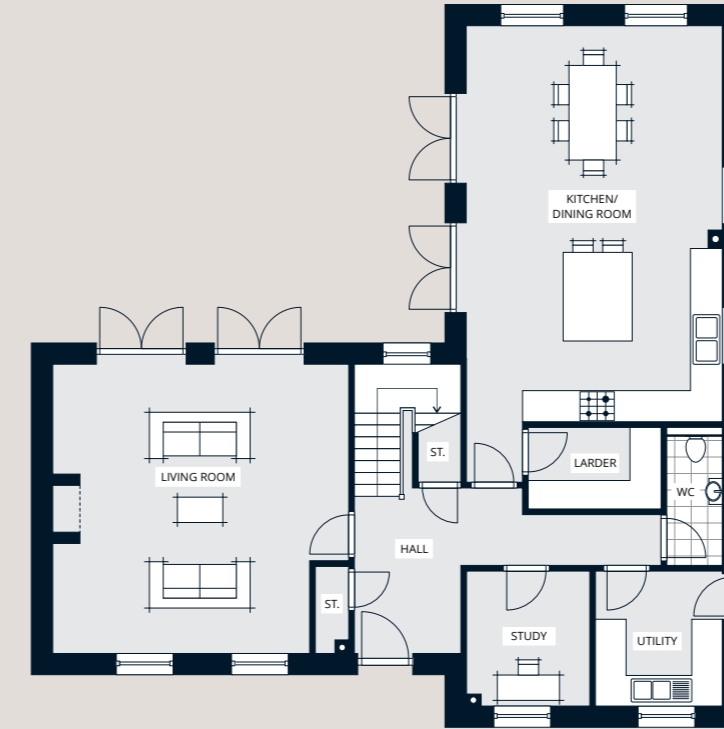
# Chilton

GIA: 2,743 sq ft / 255 sq m | Paddock: 1.54 acres

Perched on a gentle incline, Chilton captivates with its breathtaking views over the Somerset countryside. This architecturally stunning home features an exquisite floor plan with a large terrace, inviting residents to savor the picturesque vistas within this fabulous setting. The blend of modern amenities and natural beauty makes this property a perfect haven for those seeking a sophisticated rural retreat.



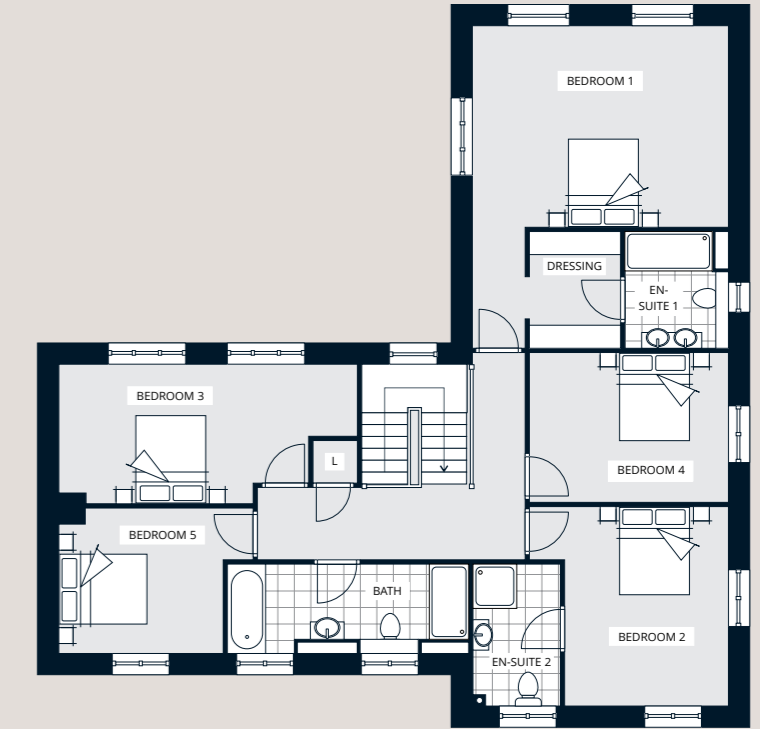
## GROUND FLOOR



	Metres
Kitchen/Dining Room	6.20 x 6.05
Living room	6.20 x 6.05
Study	2.58 x 2.84
Car port - Triple	9.38 x 6.26

All dimensions given are approximate and are shown width x length. Maximum dimensions supplied in irregular shaped rooms.

## FIRST FLOOR



	Metres
Bedroom 1	5.36 x 4.22
Bedroom 2	4.17 x 4.16
Bedroom 3	6.20 x 2.93
Bedroom 4	4.17 x 3.13
Bedroom 5	4.06 x 3.02



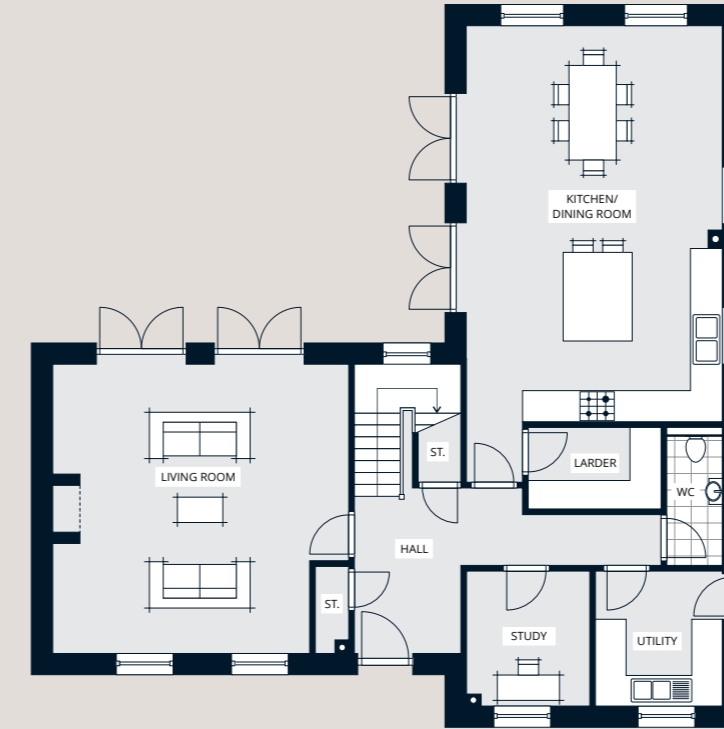
# Moorlynch

GIA: 2,743 sq ft / 255 sq m | Paddock: 1.17 acres

Nestled at the edge of this wonderful setting in rural Somerset, Moorlynch offers a luxurious escape surrounded by nature's tranquility. This classically designed masterpiece boasts floor-to-ceiling windows that frame panoramic views of rolling hills towards Glastonbury Tor. The sleek design seamlessly integrates with the landscape, while spacious interiors feature modern amenities, creating a harmonious blend of comfort and elegance.



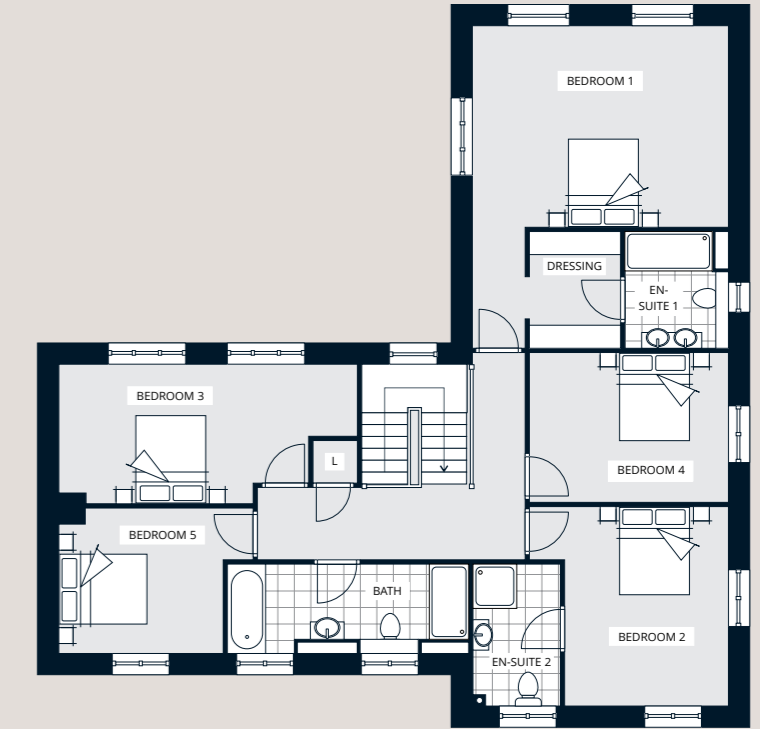
## GROUND FLOOR



	Metres
Kitchen/Dining Room	6.20 x 6.05
Living room	6.20 x 6.05
Study	2.58 x 2.84
Car port - Double	6.27 x 6.27

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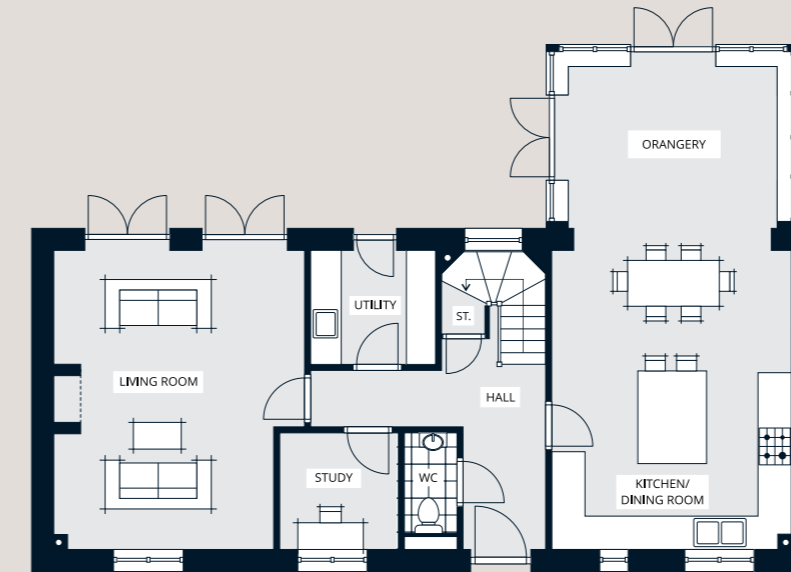
# Edington

GIA: 2,314 sq ft / 215 sq m | Paddock: 1.16 acres

Embrace the charm of Somerset at Edington, a new build home set amidst lush meadows and vibrant wildflowers. This idyllic property captures the essence of rural living with its traditional architecture and expansive windows that invite the breathtaking countryside inside. With carefully designed Orangery leading to an expansive terrace, residents can enjoy alfresco living while relishing the sights of sunrise over the vast paddocks beyond.



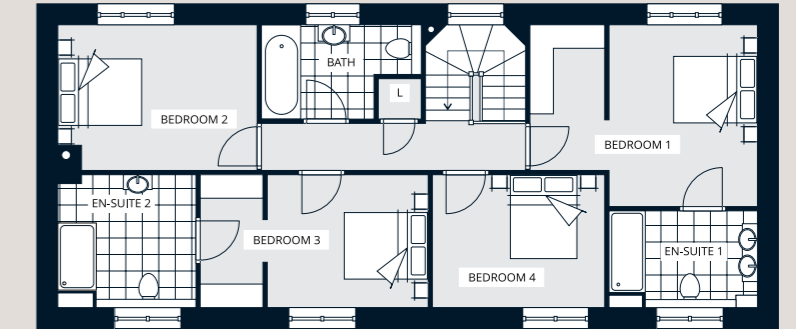
## GROUND FLOOR



	Metres
Kitchen/Dining Room	6.35 x 5.09
Living room	5.36 x 6.35
Study	2.54 x 2.50
Orangery	4.45 x 3.90
Car port - Triple	9.38 x 6.26

All dimensions given are approximate and are shown width x length. Maximum dimensions supplied in irregular shaped rooms.

## FIRST FLOOR



	Metres
Bedroom 1	3.33 x 4.07
Bedroom 2	4.46 x 3.27
Bedroom 3	3.57 x 2.98
Bedroom 4	3.82 x 2.98



## A superior specification

### Kitchen

- Neptune Chichester cabinetry in "Shell"
- Old English Quartz worktops in suede finish
- Bronze cup handles and beehive knobs
- SMEG induction hob range cooker
- NEFF full height fridge, full height freezer, dishwasher and microwave oven

### Utility/Boot Room

- NEFF tumble dryer and washing machine

### Bathrooms

- Neptune Chichester undermount washstands in "Shell"
- Carrara marble surface
- Chrome fittings and taps
- Frameless shower screens where appropriate
- Back-to-wall toilets with concealed cisterns where possible
- Towel radiator
- Parkside/Porcelanosa ceramics

### WC/Cloak Room

- Edwardian style pedestal basin
- Floor standing close coupled WC

### Floors Finishes

- Limestone tiles (Dijon Tumbled) in hallway, kitchen, dining room, utility room and WC
- Oak flooring in sitting room and study
- Malabar 100% wool carpet in 'Balm' in all bedrooms, landing and staircase
- Ceramic tiles in bathrooms

### Wall Finishes

- Dulux Heritage velvet matt emulsion throughout in Romney Wool
- Dulux Heritage eggshell on woodwork throughout in Romney Wool
- Tiling in shower up to ceiling level (Parkside Matrix)
- Tongue and groove wall paneling where possible to bathrooms/cloakroom (plot dependent)

### Doors

- Wooden painted front door with brass ironmongery
- 6 panel smooth internal doors with brass door knobs
- French doors with brass handles in living room leading out to garden

### Windows

- Timber – sliding sash windows/casement windows
- Double glazed with Georgian style multi panes

### Staircase

- Oak hand rail, painted turned spindles

### Sitting Room

- Bath stone fire place surround with wood burning stove
- Slate hearth

### Electrical

- White dimmer light switches throughout
- White sockets throughout (all rooms to include UBS charging points)
- Down lights in utility, kitchen/dining room, bathrooms and dressing rooms
- Pendant light fittings elsewhere
- Wireless security alarm system

### Car Port

- Timber clad
- Clay tile roof covering with integrated solar panels incorporating battery storage
- Electric vehicle charge point
- Ceiling light

### General

- All external walls built of local blue lias natural stone
- Clay roof tiles
- Brick chimney stacks
- Oak framed front door porches (plot dependent)

### Heating/Water

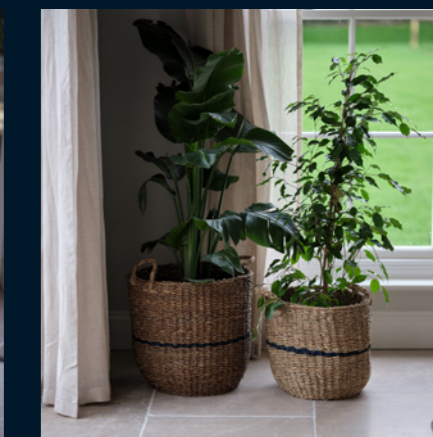
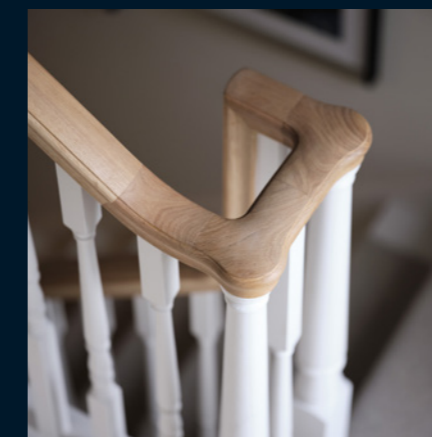
- Air source heat pump
- Solar panels (installed either on garage or main house) with battery storage
- Smart water tank
- Under floor heating throughout ground floor and in all bathrooms
- Radiators on first floor landing and bedrooms
- Towel radiators in bathrooms

### Garden

- Turfed lawns
- Native boundary hedge (1.2 m in height – spaced accordingly for annual growth)
- Traditional flagstone terrace, with exterior electricity sockets
- Outdoor tap to rear of property

### Warranties

- 2 year Defects Warranty provided by Galion
- 10 Year Structural Warranty provided by BuildZone





## DIRECTIONS

From the A303 take the exit at Podimore onto the A37 signposted to Shepton Mallet, Bristol and Bath. After approximately 3 miles turn left onto Common Lane and then right onto Queen Street. At the junction with High Street (B3153) turn left and after around 0.5 miles turn right onto Barton Road. Follow the road for around 1.5 miles and you will arrive at Jarmany Hill, TA11 6DA where the homes are situated on the right-hand side. For satnav purposes use TA11 6DA or What3Words: ///bleaching.nicer.perch

## DESTINATIONS & PLACES OF INTEREST NEARBY

A303 at Podimore	6 miles		4 minutes
M5 - Junction 23 Dunball	17 miles		19 minutes
Castle Cary Train Station (under 1.5 hours to London)	7.5 miles		15 minutes
Bristol Airport	28 miles		50 minutes
Exeter Airport	49 miles		55 minutes
Street	4.5 miles		10 minutes
Somerton	5 miles		10 minutes
Glastonbury	6.5 miles		15 minutes
Langport	9.5 miles		20 minutes
The Newt in Somerset	10 miles		20 minutes
Bruton	12 miles		25 minutes
Frome	22.5 miles		35 minutes
Bath City Centre	30 miles		50 minutes
Bristol City Centre	32 miles		1 hour

PLEASE NOTE: All distances and travel times are approximate travelling by car.

## LOCATION

Jarmany Hill, Somerton TA11 6DA

## GALION





# Jarmany Hill

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Barton St David | Somerset

**holland  
& odam**

**ALL ENQUIRIES:**

Call: 01458 841411 | [hollandandodam.co.uk](http://hollandandodam.co.uk)

**GALION**  
[www.galion.ltd](http://www.galion.ltd)



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