



Holt Farm , North Cheriton, Templecombe

Guide Price  
**£995,000**  
Freehold

Symonds  
& Sampson

ESTABLISHED 1858



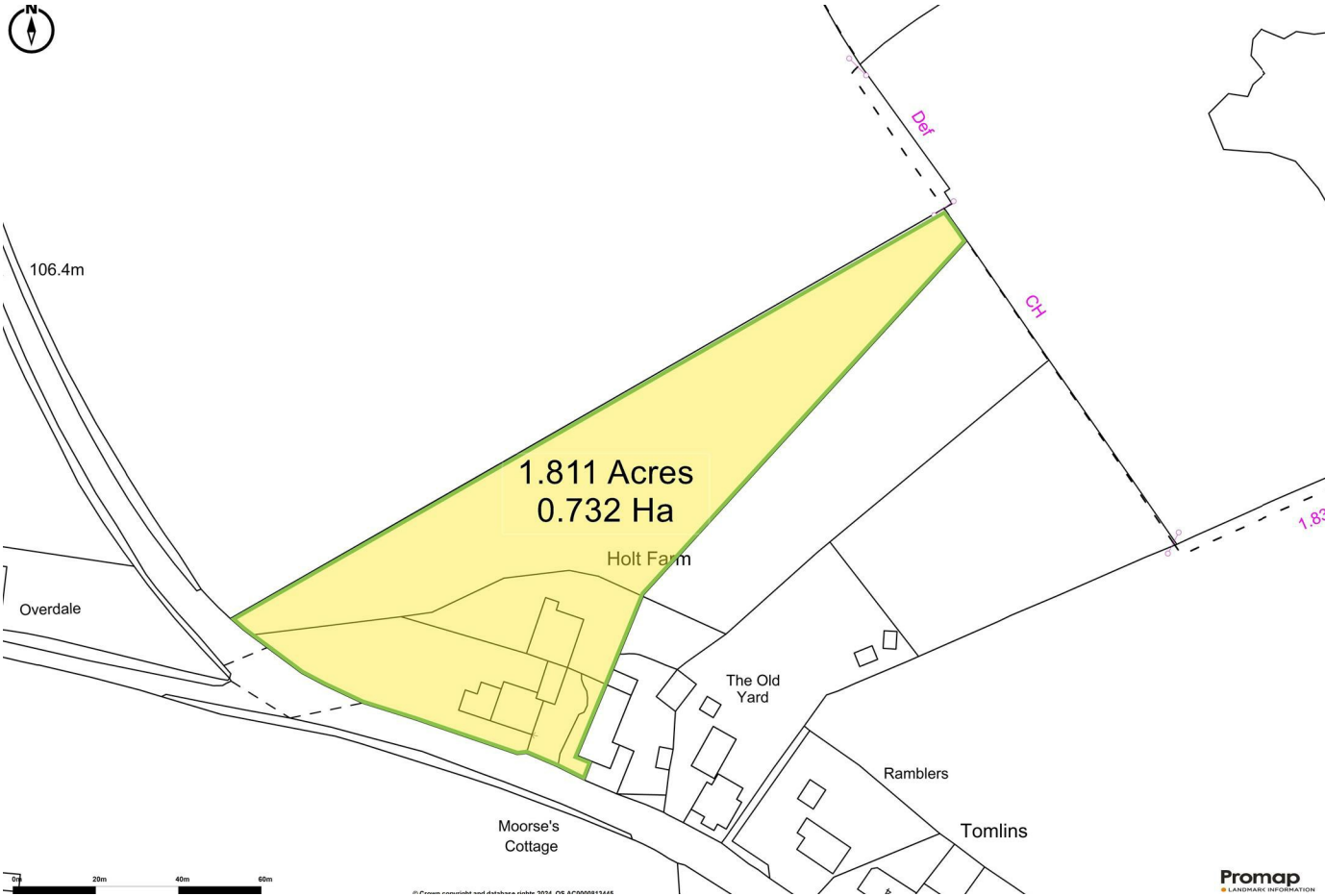
A picturesque four-bedroom farmhouse nestled in the idyllic village of North Cheriton. This delightful property, with an additional one-bedroom annexe and a versatile studio, offers spacious rooms and adaptable accommodation, with breathtaking views of rolling green hills and the iconic King Alfred's Tower.

## Holt Farm, , North Cheriton Templecombe, BA8 0AQ

- Versatile family home with an annexe, studio and barn that has potential for conversion (subject to relevant permissions)
- Main house boasts four double bedrooms and two bathrooms
- One bedroom annexe which is currently separate from the main house but adjoining
- 1.81 acre plot, with lovely gardens and a separate paddock
- Impressive views over the surrounding countryside, towards the Historic King Alfreds Tower
- Charming character features with the advantage of not being listed
- Situated in a picturesque village within easy access of the A303

Viewing strictly by appointment  
Symonds & Sampson  
01935 814488





Holt Farm is a property that combines the best of rural living with the convenience of modern amenities. With its generous living spaces, four double bedrooms, character features, and development potential, it is a fantastic opportunity for those looking for versatile living. The spectacular countryside views and quiet village location, with easy access to the A303, makes the position of this delightful farmhouse unmissable.





## Accommodation

Holt Farm resonates a traditional farmhouse layout, with a double fronted façade, entering the property via the central entrance hall, with a staircase leading upstairs and rooms on either side.

On the ground floor is a triple aspect sitting/dining room, a cosy snug, well-appointed kitchen, boot room and a cloakroom. The sitting/dining room currently has an arch opening from one space to another, a feature fireplace and a window seat in the dining room. The kitchen has been fitted with shaker-style cabinetry, with an integrated NEFF oven and induction hob, and space for white goods. A cupboard houses the hot water tank and oil central heating boiler. A door leads into the boot room which has plumbing for white goods and glass running the

length of the rear elevation, capturing the views and allowing these to reach the kitchen & dining room window. A cosy snug is situated at the front of the property, and for those looking for flexibility, there used to be a door leading into the Annexe which has subsequently been blocked up.

Upstairs are four generously sized double bedrooms, along with two bathrooms, offering comfort for the entire household. Enjoy breath taking countryside views from the rear bedrooms, as well as from the kitchens, boot room, and dining room.

## Outside

Sat in a 1.811 acre plot (0.732 Ha), Holt Farm enjoys beautiful, mature and tranquil gardens that are a wonderful spot to take in the breath taking views.

Currently split into gardens, parking area and a paddock, the outside space offers a fantastic selection of mature trees, shrubs and plants. With areas also laid to lawn, there is scope for the green-fingered to put their own stamp on too.

## Annexe

The versatile annexe offers a comfortable space for multi-generational living, an additional income or flexible live/work space. The ground floor offers an entrance hall, cloakroom, dual aspect sitting room and modern fitted kitchen/diner, with integrated white goods, that overlooks the countryside views. Upstairs there is a generous double bedroom and en suite bathroom.







#### Studio

This useful and spacious studio offers a bright and inviting space that lends itself to a wealth of different opportunities, whether that be home office, gym or potential additional living space. There is a small kitchenette area with scope for improvement and a shower room.

#### Barn

A substantial structure, currently used for storage, but with stables and storage already in place, the barn offers immense potential and opportunity. Although the planning permission granted in 1999 for conversion into a two-bedroom, two-bathroom residential property has lapsed, it represents an exciting opportunity for future development (subject to the relevant permissions - previous planning application number 99/02460/FUL).

#### Situation

North Cheriton is conveniently positioned amidst attractive countryside between Wincanton and the Abbey town of Sherborne. Wincanton, Sherborne (8 miles) and the regional

centre of Yeovil (13 miles) all lie within motoring distance; providing between them all an excellent variety of cultural, recreational and shopping facilities. Sporting, walking and riding all about the area; with golf clubs at both Sherborne and Yeovil. The property is also within a short driving distance of The Newt, an award-winning boutique hotel with gardens and a restaurant. Due to the property's close proximity to the Georgian Estate, the vendor has advised us that you will receive a discount on passes to visit the gardens. The region is extremely well known for both its excellent private and state schooling - these include the Sherborne schools, Bruton, Millfield and Hazelgrove. Communication links are very good with main line stations at Templecombe (3 miles), Sherborne and Castle Cary (7 miles), linking directly with London Waterloo and Paddington respectively. Road links are also good, and this would be along the A303, joining at Wincanton, giving swift access to London and the Home Counties along the M3 and M25 routes.

#### Services

Mains water, electric and drainage

Oil Central heating in both the main house and annexe, with separate boilers and tanks.

Water meter covers both the main house and annexe

Somerset Council

Main House Council Tax Band F

Annexe Council Tax Band D

EPC for Main House: E

EPC for Annexe: E

Ultrafast Broadband is available in the area. There is limited indoor mobile signal but likely outside. (Source Ofcom: <https://checker.ofcom.org.uk/>)

Check the flood risk report on government website:

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Directions  
 What3words:///achieving.continues.topical

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

EPC for Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

EPC for Main House

### Holt Farm, North Cheriton, Templecombe

Approximate Area = 2151 sq ft / 199.8 sq m  
 Outbuilding = 1218 sq ft / 113.2 sq m  
 Annexe = 856 sq ft / 79.5 sq m  
 Total = 4225 sq ft / 392.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1133030



SHE/AWW/31052024



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