



Symonds
& Sampson

The Barn House

Cheriton Hill, North Cheriton, Templecombe

The Barn House

Cheriton Hill
North Cheriton
Templecombe
BA8 0AB

This four-bedroom detached home boasts far reaching countryside views and is set within a generous plot and offering a wonderful sense of space and privacy. Originally built in 1976, the property was later extended in 1980/1981.



- Substantial detached four bedroom home
 - Four spacious reception rooms
- Set within a 0.5 acre plot with a stone constructed barn
 - Countryside views
 - Ample off road parking
 - No onward chain
- Potential for an annex, subject to the necessary consents

Guide Price £675,000
Freehold

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THE DWELLING

On the market for the first time, this charming detached home was constructed under its current ownership and features attractive stone elevations beneath a tiled roof. Offering a generous 2,394 sq ft of accommodation across two floors, the property presents a wonderful opportunity for its next owners to make it their own.

Set within an expansive plot, the home enjoys an impressive stone-built outbuilding and picturesque stone walls, which retain elements of the former walled garden from the neighbouring farmhouse.

The property would benefit from some modernisation, presenting an excellent opportunity to personalise and enhance the space. Additionally, there is potential to create an annex within the existing structure, subject to the necessary consents.

ACCOMMODATION

The ground floor provides generous living space, featuring four well-proportioned reception rooms. Upon entering through the porch, a cloakroom is conveniently positioned nearby. At the heart of the home, the dining room sits adjacent to the kitchen, which is located at the rear and caters to all culinary needs while also housing the boiler. The kitchen further benefits from access to both the utility room and rear porch. Three additional reception rooms are situated on either side of the property, with the living room boasting an impressive stone hearth and an open fireplace.

The first floor features a generously sized landing, ideal for a study

area, and provides access to four well-proportioned double bedrooms. This level is further complemented by two family bathrooms.

GARDEN

The front driveway offers ample parking alongside a lawned area, with the drive continuing down to the barn. To the rear, an elevated patio area sits adjacent to the property, with steps leading down to a lawn bordered by mature shrubbery. A charming stone-built barn, believed to date back to the early Victorian era, separates the two lawned areas. Featuring beautiful large wooden beams, this historic structure adds character and charm to the space. Beyond the barn lies an expansive lawn, incorporating a delightful orchard and enjoys pleasant views looking over the Blackmore Vale countryside over towards Alfred Tower.

MATERIAL INFORMATION

Mains electric and water.

Oil central heating.

Private Drainage - septic tank - We currently await a report to confirm if the septic tank complies with current legislation.

Broadband - Ultrafast broadband is available.

Mobile phone network coverage is likely inside and outside on most major networks.

(Information from Ofcom <https://www.ofcom.org.uk>)

Somerset Council

Council Tax Band: G

Part of the house and garden is within a conservation area.

SITUATION

North Cheriton is picturesque ancient parish 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 abound 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.

DIRECTIONS

What3words - ///vegetable.swanky.salmon



Cheriton Hill, North Cheriton, Templecombe

Approximate Area = 2394 sq ft / 222.4 sq m

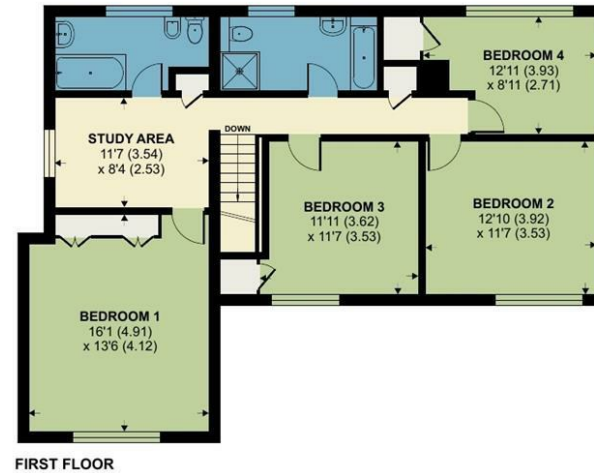
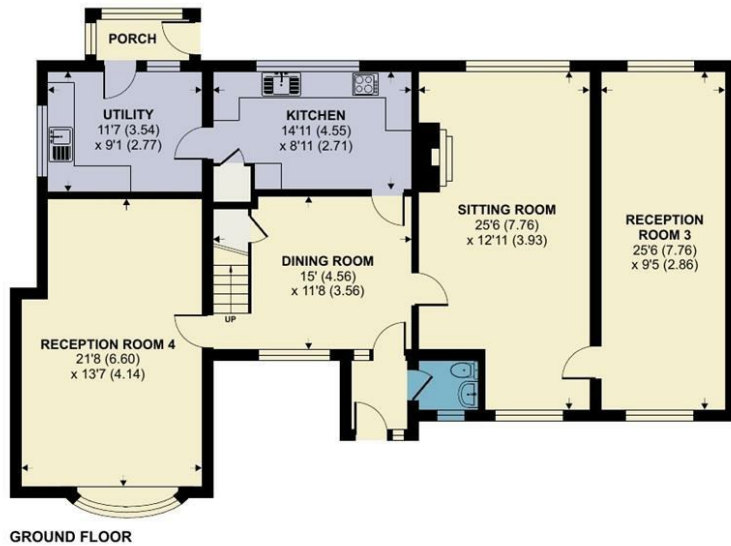
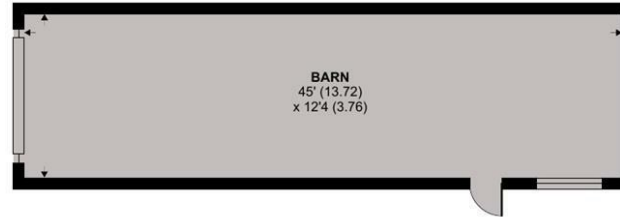
Barn = 555 sq ft / 51.5 sq m

Total = 2949 sq ft / 273.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (40-54)		
F (21-39)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1237179



Sherb/KS/0925



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