

A two-story stone house with a red-tiled roof and two chimneys. The front facade features six white-framed windows: three on the upper floor and three on the lower floor. The central entrance has a green door with a white arched transom. The house is surrounded by a garden with a lawn, a small wooden bridge over a stream, and various plants and shrubs. A large green hedge is on the right side. The sky is blue with white clouds.

Symonds
& Sampson

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High Street, Templecombe

20

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Templecombe
BA8 0JB

This elegant Grade II listed Georgian farmhouse, dating back to 1805, offers generous accommodation across three floors, featuring period details throughout. With a two-storey stone barn and beautifully landscaped gardens, which blends charm with potential.



- An elegant Grade II Listed Georgian farmhouse
- Generous accommodation spread over three floors
 - Exquisite period details throughout
 - Two-storey stone-built barn
 - Landscaped garden
 - Off road parking

Guide Price £500,000
Freehold

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THE DWELLING

A distinguished former farmhouse of considerable stature, this elegant Grade II listed residence dates back to 1805 and exudes timeless Georgian charm. Constructed with local rubble stone elevations beneath a tiled roof, the property showcases a beautifully symmetrical double-fronted façade, characteristic of the period.

Internally, the house retains the refined architectural features one would expect of its distinguished heritage. Gracefully proportioned rooms are enhanced by soaring ceilings, exquisite coving, and large sash windows adorned with original wooden shutters, ensuring an abundance of natural light throughout.

Spanning three floors, the property offers generous and versatile accommodation, perfectly blending classical elegance with practical living. Complementing the main house is a substantial two-storey stone-built barn, presenting a wealth of possibilities for further use or conversion, subject to the necessary consents.

ACCOMMODATION

The grand entrance hall offers an impressive introduction to the home, providing access to three beautifully appointed reception rooms alongside the well-designed kitchen.

To the front, the elegant living and dining rooms are positioned on either side of the hall, each showcasing soaring ceilings with intricate coving, large sash windows, and open fireplaces, evoking a sense of refined period charm.

At the rear, the spacious kitchen is thoughtfully arranged, featuring an extensive range of cabinetry and an oil-fired AGA as its centrepiece. With ample space for dining, this inviting room also benefits from a door leading to a secluded rear patio, ideal for outdoor entertaining. A concealed hatch discreetly provides access to the cellar, offering additional storage.

Opposite the kitchen, a charming study with a log burner provides a cosy

retreat, while the adjacent cloakroom is used as a utility room, housing the boiler, white goods and toilet with integrated wash hand basin.

The first floor is distinguished by a spacious and elegant landing, leading to three well-proportioned bedrooms. Two of the bedrooms embrace the property's heritage, featuring high ceilings, large sash windows, and charming feature fireplaces. The third bedroom, positioned to the rear, offers a more private aspect while maintaining the home's character and charm. A well-appointed family bathroom is also located on this level, complementing the refined and spacious accommodation.

The second floor opens onto a spacious landing, currently used as a hobbies room, offering versatility for a variety of uses. This level also features a generously sized fourth bedroom, complete with an en-suite bathroom.

GARDEN

A beautifully landscaped garden sits to the front of the property, featuring well-established flower beds and borders that provide colour and interest throughout the year. A charming pergola, draped with established vines, gracefully frames a paved patio area, offering an ideal spot for outdoor dining or relaxation. The garden is thoughtfully designed to create a sense of serenity and privacy, with a pathway leading from the driveway to the entrance, adding to the overall appeal. At the edge of the garden, a two-storey stone-built barn with light and power provides versatile space, whether for storage or potential future use. Accessed from the kitchen is a small courtyard area.

MATERIAL INFORMATION

Mains electric, water and drainage.
Oil fired central heating.

Broadband - Ultrafast broadband is available.
Mobile phone coverage is likely outside on most major networks.
(Information from Ofcom <https://www.ofcom.org.uk>)
Somerset Council
Council Tax Band: F

SITUATION

The property is situated in the heart of Templecombe, a well-connected Somerset village offering a blend of rural charm and modern convenience. The property benefits from its proximity to the village's amenities, including two convenience store, a café and primary school. There are two football fields, a tennis court, a children's cycle track and a well equipped playground. Templecombe has excellent transport links, with its mainline railway station, located in close proximity to the property, offering a direct service to London Waterloo and Exeter, making it an ideal location for commuters. The nearby A303 offers further access to the M3 and the South West.

The historic market town of Sherborne lies approximately 5 miles to the south and offers an array of cultural and practical amenities. Renowned for its stunning Abbey, independent shops, cafes, and restaurants, Sherborne also has a Waitrose supermarket and a range of boutique retailers. The town is well known for its excellent schools, including the prestigious Sherborne School, Sherborne Girls, and The Gryphon School. For further transport options, Sherborne also benefits from a mainline railway station on the same Exeter to London Waterloo line, providing additional travel flexibility. The surrounding Dorset and Somerset countryside offers a wealth of walking and cycling opportunities, with National Trust properties and areas of outstanding natural beauty nearby.

DIRECTIONS

What3words - [///mass.irritate.knees](#)

AGENTS NOTE

There is a flying freehold with the attached property.

There is a restrictive convenient stating no businesses can be run from the barn.





High Street, Templecombe

Approximate Area = 2601 sq ft / 241.6 sq m

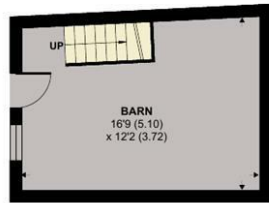
Limited Use Area(s) = 68 sq ft / 6.3 sq m

Outbuilding = 405 sq ft / 37.6 sq m

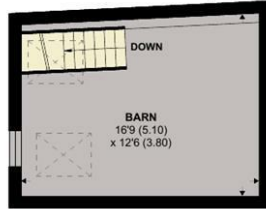
Total = 3074 sq ft / 285.5 sq m

For identification only - Not to scale

Denotes restricted
head height



OUTBUILDING GROUND FLOOR



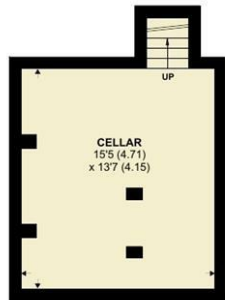
OUTBUILDING FIRST FLOOR



SECOND FLOOR



FIRST FLOOR



CELLAR



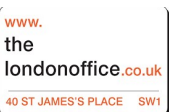
GROUND FLOOR



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: 1257109



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