



Symonds  
& Sampson

# Longlands

Longlands Lane, East Coker, Somerset



# Longlands

Longlands Lane  
East Coker  
Yeovil  
Somerset  
BA22 9HN

Boasting a wealth of character whilst offering contemporary living, this detached farmhouse has been lovingly updated by the current owners and features a luxurious indoor swimming pool.

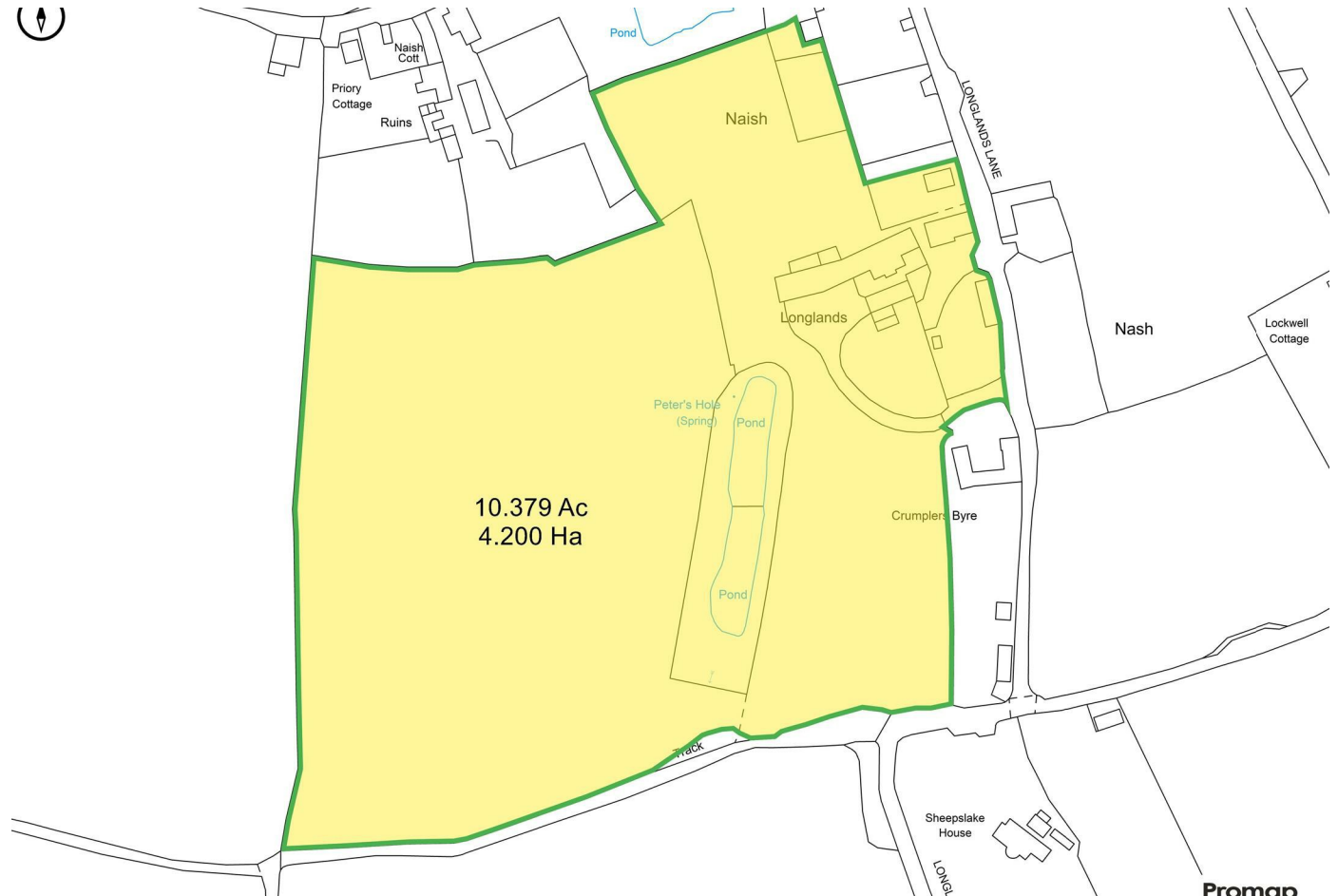
Set within 10.37 acres of grounds and pasture, the property benefits from a range of outbuildings, including two self-contained annexes.



- Substantial Period Farmhouse believed to date back to the 1700s
- Sat in 10.37 acres of gardens and agricultural pasture
  - Detached ground floor two bedroom annex
    - One bedroom annex
    - Indoor swimming pool
  - A range of stone built outbuildings
  - Over 6000 sq ft of accommodation

Guide Price £3,000,000  
Freehold

Sherborne Sales  
01935 814488  
[sherborne@symondsandsampson.co.uk](mailto:sherborne@symondsandsampson.co.uk)





## THE DWELLING

Nestled within an idyllic countryside setting, this distinguished 17th-century farmhouse, with its exquisite Hamstone elevations beneath a slate roof, exudes timeless charm and historic grandeur. Lovingly restored in 2012 to a high standard, the residence seamlessly marries period elegance with modern refinement, creating a home of rare distinction.

Encompassing 10.37 acres of grounds, the property includes two impeccably appointed self-contained annexes, multiple versatile outbuildings, and a magnificent indoor swimming pool. The property is thoughtfully designed to complement its heritage, while catering to contemporary living. Despite its rich history, the farmhouse benefits from an unlisted status, allowing for a sympathetic yet comprehensive restoration.

The gardens envelop the property in a verdant embrace, providing a tranquil and picturesque setting. Beyond, the property transitions into agricultural land, enhanced by a serene lake, offering a breathtaking backdrop and an unparalleled sense of seclusion. This is a rare opportunity to acquire a residence of such pedigree, where history, luxury and modern convenience converge in perfect harmony.





## ACCOMMODATION

The ground floor is graced by a beautifully arranged hallway, thoughtfully positioned to provide seamless access to three of the six distinguished reception rooms. The dining room flows to the front of the property, naturally guiding one through the remaining living spaces. Rich in character and charm, the residence showcases exposed beams and impressive inglenook fireplaces, all meticulously preserved and enhanced to complement its historic essence.

The expansive kitchen-diner, positioned at the rear, has been exquisitely designed to cater to all culinary needs. Featuring bespoke Shaker-style cabinetry and a generously proportioned pantry, it is both practical and refined. An adjoining dining area provides an inviting space for family gatherings.

The property also boasts a striking oak-framed extension within the pool room, complete with a dedicated shower and changing facilities.

Ascending to the first floor, six beautifully appointed double bedrooms await all accompanied by en-suite bathrooms, each tastefully modernised in recent years.







## THE ANNEXES

The estate further benefits from two exceptional self-contained barn conversions, each thoughtfully designed to provide comfort, privacy, and a seamless connection to the tranquil surroundings.

Annex One is an elegant one-bedroom stable conversion, featuring a charming open-plan living space and a well-appointed bathroom on the ground floor, with a spacious bedroom occupying the upper level. Annex Two offers a more expansive layout, comprising an open-plan living and kitchen area, two beautifully presented bedrooms, and a stylish bathroom, all finished to an impeccable standard.



With independent access separate from the main residence, they present an exceptional opportunity for use as guest accommodation, a holiday rental or multi generational living.

## GARDENS AND OUTBUILDINGS

Set within 10.37 acres of land, this impressive property enjoys a truly idyllic setting, with grounds that wrap around the home to provide a wonderful sense of privacy and seclusion. A sweeping gravel driveway leads up to the residence, offering an elegant approach and ample parking for multiple vehicles. The land consists of well-maintained pastureland that extends to the property's borders, creating a sense of openness while offering picturesque views of the surrounding countryside.

The gardens are predominantly laid to lawn, interspersed with an array of mature trees. A stunning lake sits within the grounds, adding to the tranquil ambiance.

To the rear of the property, the kitchen gardens provide an ideal space for homegrown produce, offering raised beds and a greenhouse for those with a passion for gardening. Adjacent to this area, a charming cabin provides a versatile space, perfect for use as a garden retreat, home office, or additional guest accommodation.

The property also benefits from extensive outbuildings, which can be accessed conveniently from the rear gardens. These buildings offer excellent scope for storage, workshops, or potential





conversion for alternative uses (subject to the necessary consents).

For those requiring generous garage and workshop facilities, the property is particularly well-equipped. Two detached garages, both benefitting from light and power, provide ample space for multiple vehicles, workshop use, or additional storage. The combination of extensive grounds, practical outbuildings, and versatile accommodation makes this property an exceptional opportunity for those seeking a home with both character and functionality.

### MATERIAL INFORMATION

Mains electric, water and drainage connected to the property  
The main house is on a private water supply, the annexes are on

mains water supply  
LPG central heating to the annexes  
Air Source central heating to the main house  
Broadband - Standard broadband is available.  
Mobile phone network coverage is likely outside with limited access inside.  
(Information from Ofcom <https://www.ofcom.org.uk>)  
Somerset Council  
Council Tax Band: H  
Farmhouse energy performance rating - F  
The Bungalow and The Little Stable (annexes) are under business rates. The Bungalow has energy performance rating of F, the annex has a energy performance rating of D. <https://www.gov.uk/find-energy-certificate>



### SITUATION

Nestled in the picturesque countryside of East Coker, this charming village is predominantly composed of period properties built from the distinctive local hamstone. The village offers a range of amenities, including a primary school, church, the popular Helyar Arms pub, a farm shop, and a welcoming village café. The historic Abbey town of Sherborne and the larger town of Yeovil are both within easy reach, providing mainline railway connections to London Waterloo. Additionally, the well-regarded schools of Sherborne, Hazlegrove, and Leweston are all easily accessible, with Bruton's renowned schools conveniently reached via train links from Yeovil.

### DIRECTIONS

What3words - [///deals.scan.rises](https://www.what3words.com/deals.scan.rises)



# Longlands Lane, East Coker

Approximate Area = 6558 sq ft / 609.2 sq m (excludes void)

Limited Use Area(s) = 25 sq ft / 2.3 sq m

Garages = 1567 sq ft / 145.5 sq m

Annexes = 935 sq ft / 86.8 sq m

Outbuildings = 910 sq ft / 84.5 sq m

Total = 9995 sq ft / 928.3 sq m

For identification only - Not to scale

Energy Efficiency Rating		Score	Passes
Best energy efficient (lower rating code)	A	68	
B	65		
C	62		
D	59		
E	56		
F	53		
G	50		
Worst energy efficient (higher rating code)			
England & Wales		EU Directive 2002/91/EC	

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1203997



Sherb/0225/AW



naei | propertymark  
PROTECTED

www.  
the  
londonoffice.co.uk  
40 ST JAMES'S PLACE SW1

01935 814488

sherborne@symondsandsampson.co.uk  
Symonds & Sampson LLP  
4 Abbey Corner, Half Moon Street,  
Sherborne, Dorset DT9 3LN



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT



Symonds  
& Sampson

