



- Detached Three Bedroom Stone Bungalow (E.O.C)
- Extensive Equestrian Facilities ● Eighteen Loose Boxes and Various Barns
 - Manège 60m x 20m ● Good Quality Pasture Paddocks
- Approx. 18 Acres In All ● Secluded Position Surrounded by its Own Land
 - Set in a Highly Desirable, Accessible Location

GENERAL AND SITUATION

Approximate Distances:

Templecombe 1 mile • Wincanton 4.5 miles • Sherborne 8 miles
Shaftesbury 13 miles • A303 4 miles

An attractive detached three bedroom stone bungalow (EOC), set in approx. 18 acres with extensive equestrian facilities and good quality pasture paddocks, in a highly desirable, accessible location.

We understand that the property was formerly part of a working farm and the bungalow has an occupancy condition that was amended in 1990 to allow occupation by persons engaged in the supervision of horses (planning ref. 90/01257/FUL). The current owners have run a successful horse stud from the property for over twenty years.

The property occupies an enviable position, set up a private, tree-lined drive, surrounded by its own land and with a high degree of privacy and seclusion. It lies a short distance from the village of Horsington which has a highly rated primary school, pub and church. Nearby Templecombe has a Co-op Supermarket, doctor's surgery and a mainline station on the London Waterloo line (SWR). Castle Cary (approx. 20 min drive) has a mainline service to London Paddington (GWR). The A303 dual carriageway is easily accessible at Wincanton, which has a variety of local shops and a health centre with sports complex. Wider ranges of amenities are provided locally at Sherborne and Shaftesbury. Waitrose Supermarkets can be found at both Sherborne and Gillingham.

The property is surrounded by beautiful rolling countryside and there is direct access from the property's land onto a back lane which leads to good hacking along a network of local country lanes.

THE RESIDENCE

A detached stone-faced bungalow understood to have been built in 1973 with oil-fired central heating and double-glazed windows. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** to the front is through a **Conservatory**, which opens into a **Reception Hall** with several built-in storage cupboards.

The wonderful, large **Living Room** is particularly spacious, and is warmed by a free-standing logburner. A door opens through to the **Kitchen Diner** which is fitted with a range of built-in units with laminate worksurfaces incorporating a 1½ bowl sink with drainer and mixer tap, plumbing for dishwasher and oil-fired Stanley range. The adjoining **Utility Room** has further built-in storage units, a stainless-steel sink and plumbing for a washing machine, with a door leading into a **Greenhouse**, and a further door leading into the **Former Garage** which has been divided internally to provide a **Secure Tack Room**, plus an **Adjoining Storage Area** with up and over door.

There are **Three Good-Sized Bedrooms**, each with built-in storage, a **Bathroom** fitted with a bath, WC and wash hand basin, plus a separate **Shower Room** with a shower cubicle, WC and wash hand basin.



OUTSIDE, OUTBUILDINGS & LAND

The property is set well back from a country lane and is approached through a private gated entrance, with an extremely attractive, tree-lined drive leading up to ample parking and turning areas, with space for numerous vehicles, horse boxes etc.

There are lawned gardens to the rear and side, enclosed by coniferous hedging and with access to an **Outside WC** and **Storage Shed** on the rear of the **Garage**.

The **Excellent Range of Outbuildings and Equestrian Facilities** are as follows with approximate sizes:

Stable Yard timber with onduline roof, concrete base, light, power and water supplies, providing **Nine Loose Boxes** and a **Hay Store**

Barn timber framed with corrugated cladding, concrete base, light and power supplies, providing a **Feed Room** and **Open-fronted Storage** with **Two Further Loose Boxes**.

Six Loose Boxes on skids plus a **Further Pony Box**

Tractor Barn box profile cladding and roof

Dutch Barn GI cladding and roof

Manège c.60m x 20m post and railed with sand, fibre and rubber surface

The Land surrounds the property in fairly level and gently sloping pasture paddocks, divided with stock netting and post and rail fencing. There are hedges along the main boundaries and water is supplied to field troughs.

There is a **Round Pen** which may be available by separate negotiation.

A **Public Footpath** runs through a narrow alley between the outbuildings and on through neighbouring land.

IN ALL APPROX. 18 ACRES
(About 7.3 Hectares)

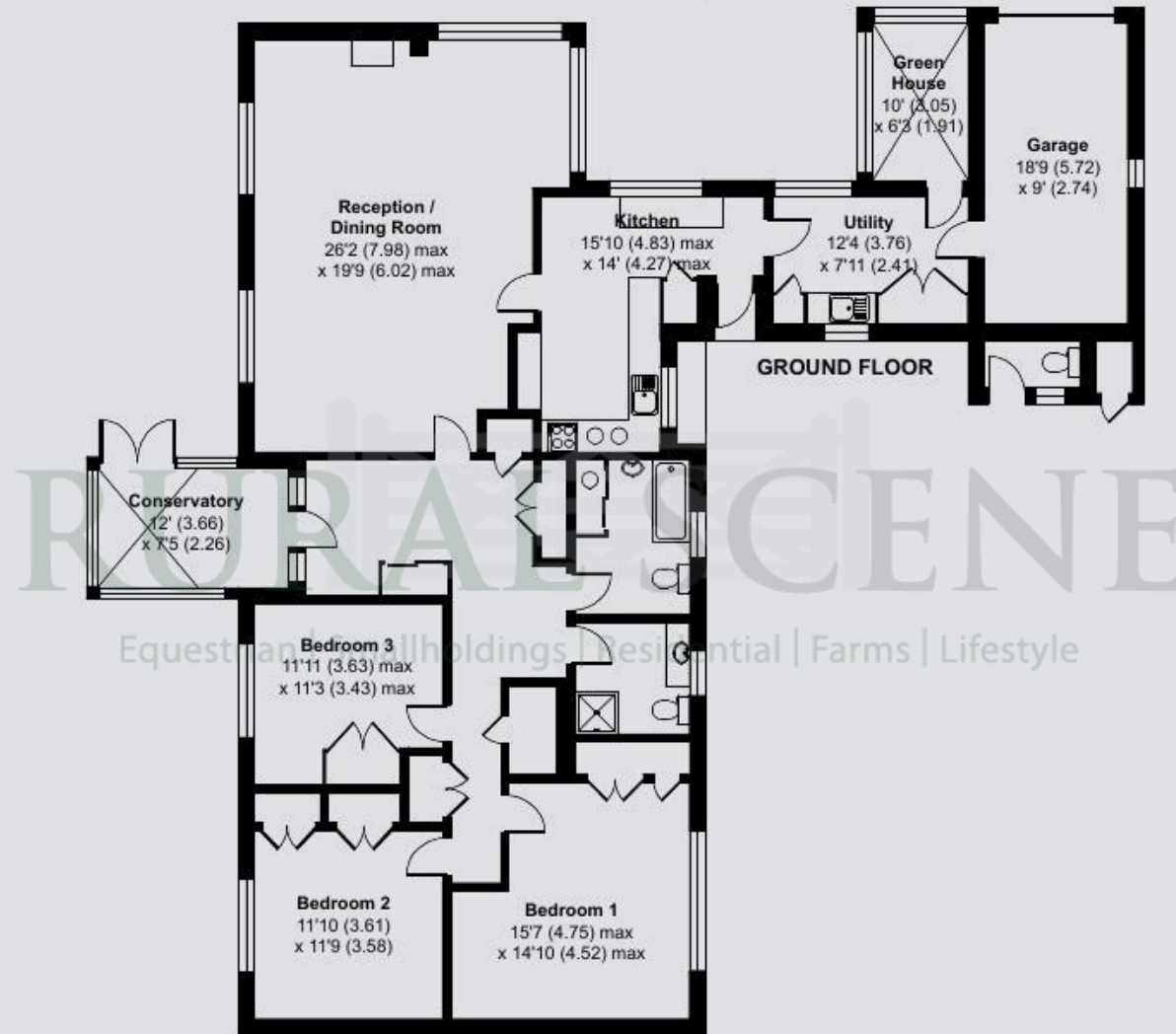
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Approximate Area = 2040 sq ft / 189.5 sq m



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

SOMERSET COUNCIL
Tel: 0300 123 2224

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING F COUNCIL TAX E

DIRECTIONS

From the A303 at Wincanton head south on the A357 towards Templecombe. Continue to the village of Horsington, pass Duck Lane on the left, carry on a few hundred yards and the entrance to Coombe Cross Farm will be seen on the right-hand side.

what3words /// charm.wriggle.afraid

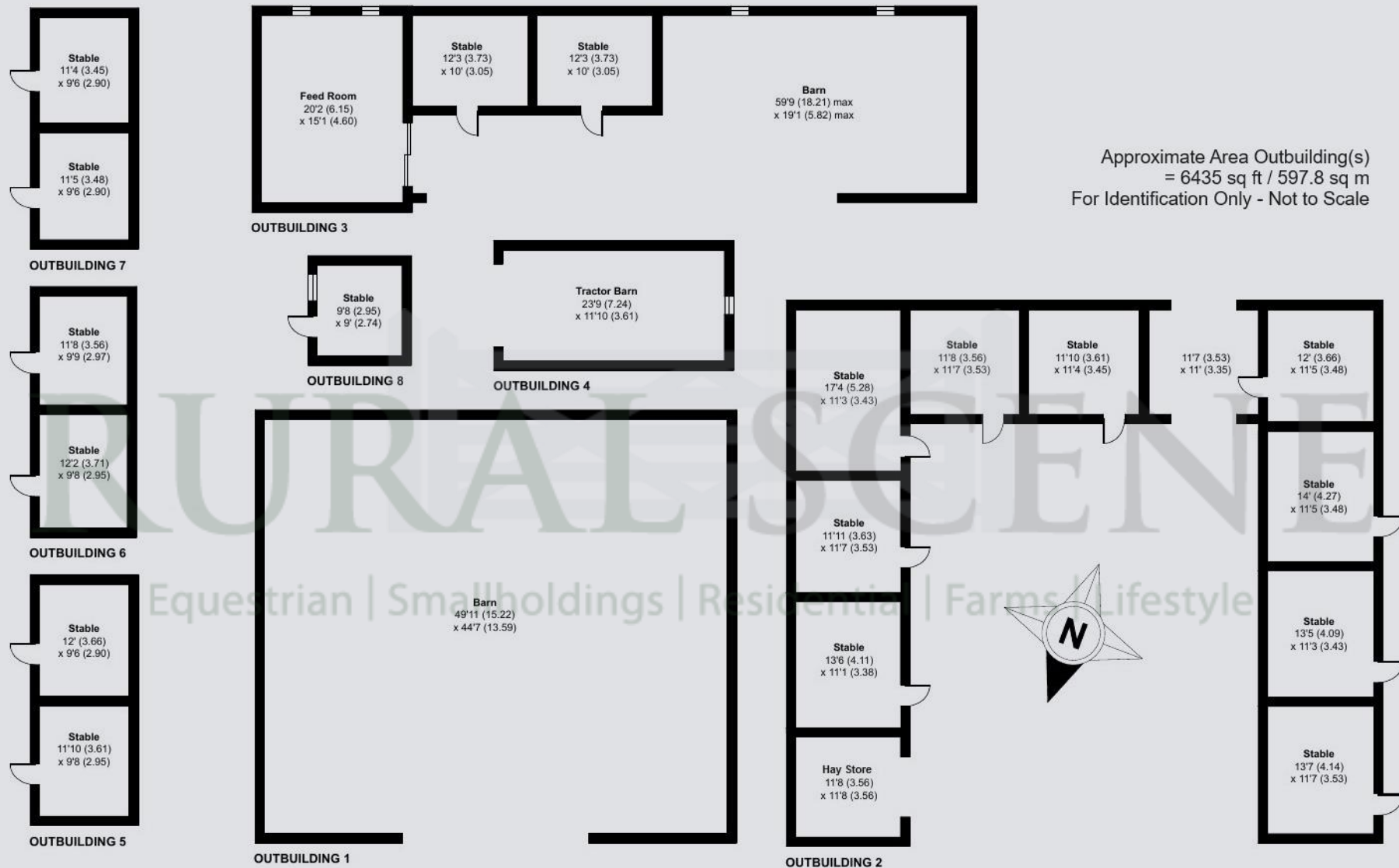
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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited COOMBE CROSS FARM but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Rural Scene. REF: 1092820