



**The Granary, North Cheriton, Templecombe, Somerset**

Guide Price  
**£850,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

A wonderfully positioned detached house on a no through lane on the outskirts of North Cheriton with a good holding of land.

## The Granary, North Cheriton, Templecombe, Somerset, BA8 0AP

- Equestrian property
- 6.91 acre field over a no through lane, with pond
  - 3 large (12ftx12ft) stables and tack room
  - Detached house in grounds of 1.27 acres
  - Conservatory with enclosed side garden
    - Flexible bedroom space
      - Large gardens
    - Double garage and outbuilding
  - Fine views across the Blackmore Vale
    - Offered with no chain

Viewing strictly by appointment  
Symonds & Sampson  
01258 473766





The house was built in the mid 1970's as a small group of ex farm buildings and The Granary was extended then into the family home it is now. The Granary is built of local stone with a tiled roof and the extension blends well into the older part.

From the front door is an entrance hall with a downstairs wc on the right and a study immediately in front of you with a window overlooking the driveway. On the way to the dining hall is a sitting room with French doors to a patio area and the steps up to the driveway. A wood burning fire is inset to a stone fire surround and there is plenty of wall space along the back wall.

The stairs, made of oak, lead off from the dining hall, with its oak beams, which links to the kitchen / breakfast room. The kitchen has a range of wall and floor units, integrated dishwasher, a double over, an induction hob and extractor over. This large space is ideal for family to gather. The utility room is off to the side with a further external door to the rear of the property. There is space and plumbing for washing machines and also houses the oil fired boiler. From the breakfast area are French doors to the conservatory with fan and overlooks a small enclosed part of the garden and has an external door access to the rear of the house.

Upstairs are up to four bedrooms although the master bedroom is currently opened up to the fourth bedroom through an arch and is currently the dressing room. There are views directly from both rooms over the 6.91 acre field and stables. Bedroom 2 has an en suite bathroom with shower over, a wc, wash hand basin and heated towel rail. There is a good amount of eaves space with a roof lantern above. Bedroom 3, with a double built in wardrobe, has views over the Blackmore Vale towards Cucklington in the distance. A family shower room with wc, wash hand basin set in built in units and a heated towel rail completes the 1st floor.



### Situation

North Cheriton is conveniently positioned amidst attractive countryside between Wincanton and the Abbey town of Sherborne. Wincanton, Sherborne and the regional centre of Yeovil all lie within motoring distance, providing between them, and excellent range of cultural, recreational and shopping facilities. Sporting, walking and riding opportunities abound the area, with golf clubs at both Sherborne and Yeovil. The region is extremely well known for both its private and state schooling, which include, the Sherborne Schools, Bruton, Millfield and Hazelgrove. Communication links are very good with main line stations at Templecombe and Castle Cary linking directly with London Waterloo and Paddington respectively. Whilst road links are along the A303, joined at Wincanton, giving swift access to London and the Home Counties along the M3 and M25 routes.

### Outside

The house is approached via gates to the driveway which extends around to the double garage and open sided large shed and lock up. The garden and house stretch to some 1.27 acres (0.51ha) and currently being so large has a wide expanse of long grass with paths mown to take in the whole space. A long bed of established flower and shrubs is along one side. Scattered around are specimen trees including a small glade to the top end of the garden. to the far side of

the house is a small enclosed garden adjacent to the conservatory.

The main feature is the 6.91 acre (2.79ha) field over the quiet no through lane. At the top are three 12ft by 12ft stables on a good area of a concrete slab and a tack room with secure cupboard, a washing machine, sink and power supply. The field is accessed via a five bar gate that is set away from the lane. Enclosed by post and rail fencing the land is flat at the top and gently slopes away and borders a small stream. On the west side is a man made pond in a glade of trees. A field shelter is currently situated at the top of the field. The upper part of the field has equestrian use and the lower part has agricultural use. Outside of the boundary is a right of way down the track giving possible further access to the lower part of the field.

### Directions

From Wincanton, take the A357 south toward Templecombe. From the Wincanton roundabout, after 1.3 miles turn left onto Cherrington Lane. The Granary is the first house on the left. From the A30 Henstridge, go north on the A357 through Templecombe. From the traffic lights in Templecombe it is approximately 2.3 miles to Cherrington Lane on your right with the house being first on the left down the no through road.

### Services

Mains water, electricity and drainage are connected to the property. Oil fired central heating system.

### Local Authority

South Somerset Council Tel: 01935 462462

Council Tax Band: G

### Property Information

Broadband - Standard and ultrafast broadband is available.

Mobile phone network coverage is available inside and outside (Information from Ofcom <https://www.ofcom.org.uk>)





# North Cheriton, Templecombe

Approximate Area = 1918 sq ft / 178.1 sq m  
 Garage = 336 sq ft / 31.2 sq m  
 Outbuilding = 511 sq ft / 47.4 sq m  
 Total = 2765 sq ft / 256.7 sq m  
 For identification only - Not to scale



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>92</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>53</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Symonds & Sampson. REF: 1116357



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