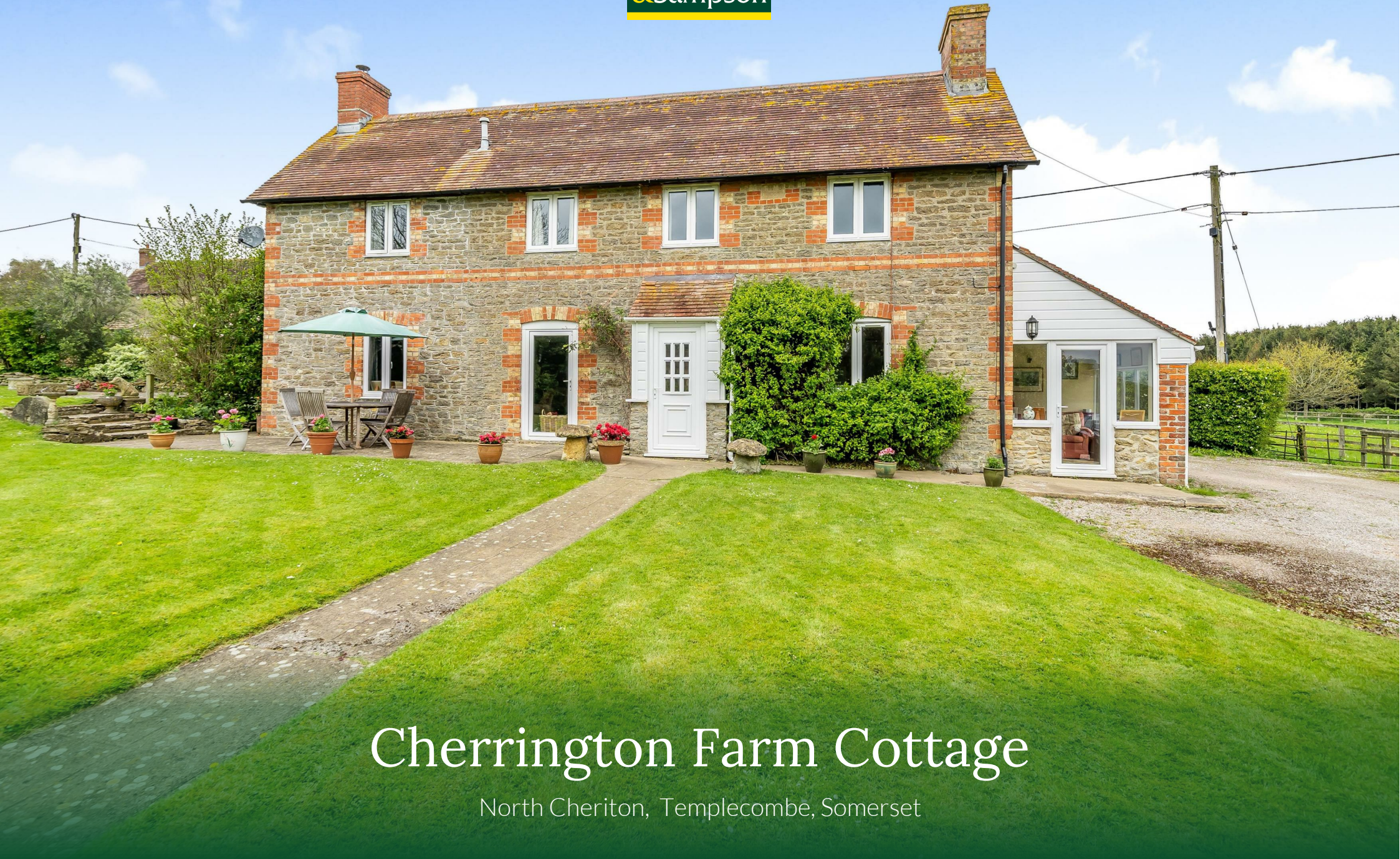


Symonds
& Sampson



Cherrington Farm Cottage

North Cheriton, Templecombe, Somerset

Cherrington Farm

Cottage

North Cheriton
Templecombe
Somerset BA8 0AP

An Edwardian stone house towards the end of a no-through lane on the edge of this sought after village with excellent equestrian facilities including manege, barns and stabling. In all 10.1 acres.



- Detached Edwardian stone house of about 2000 sq ft
 - Kitchen / breakfast room with Aga
 - 28' sitting room with wood burning stove
 - Dining room, study, utility room
 - 3 bedrooms, 2 bathrooms
- Garage, two stables and a store with the house
- Excellent equestrian facilities - 60m x 40m school
- Stable block with 5 stables, tack room, feed room and WC
 - Three level fields. In all just over 10 acres
 - Easy access to road network and A303

Guide Price £1,200,000

Freehold

Sturminster Sales
01258 473766

sturminster@symondsandsampson.co.uk



THE DWELLING

Cherrington Farm Cottage was originally built in 1903 of attractive stone elevations with brick quoins under a pitched tiled roof. The house was extended in the mid-1990s and internally offers spacious ground floor accommodation. Off the hall the sitting room extends to some 28' with a wood burning stove and views over the garden. There is a dining room with steps down to a garden room overlooking the field to the east, and also a step down to the kitchen / breakfast room. This is a good family room with an oil fired Aga, a range of wall mounted and floor standing units and ample space for a table. A rear hall beyond gives access to the back door and a study with a safe. A corridor then leads to a cloakroom and a large utility room with space and plumbing for a washing machine, a range of units and sink.

On the first floor the master bedroom is dual aspect with large fitted wardrobes and there are two further bedrooms. There are two bathrooms, one with a Whirlpool bath.

Outside the garden lies predominantly to the south and west whilst the drive leads to the other side and stables and garage to the rear. To the east of the house is a level 4 acre paddock with the equestrian facilities and further land found across the lane.

ACCOMMODATION

See Floorplan but in brief:

Ground floor - Sitting room, dining room, kitchen/breakfast room, office, sun room, utility room & cloakroom

First floor - Three bedrooms, two bathrooms





OUTSIDE

The property is approached from the lane on to a drive which passes around the house to a parking area. There is a Harlow Bros stable block comprising two stables, a store and a garage. The garden lies mainly to the south and west of the house and has a neat well maintained lawn, flower and shrub borders, pretty climbing rose, apple trees and attractive stone walls.

THE LAND

To the east of the house and bordering the drive is a level field of about 4 acres with separate access and a water

trough. This is a particularly appealing field with mature tree and hedge borders and visible directly from the house. Over the lane a track gives access to superb equestrian facilities comprising a stable block with five 12' x 12' stables (although one is currently used as an office) with rubber floors, a tack room, a feed room and a WC. There is a separate water and electricity supply, an open fronted 30' hay barn and two further barns for machinery storage and with scope for additional stabling. To the east of the buildings is a 60m x 40m school and a second level field of 4.61 acres currently divided into smaller paddocks. To the south west of the house is a field measuring 1.08 acres with vehicular access from the lane.

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, Leweston, Bruton, Millfield and Hazelgrove. Communication links are very good with main

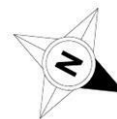
North Cheriton, Templecombe

Approximate Area = 2035 sq ft / 189 sq m (includes garage)

Outbuildings = 2497 sq ft / 232 sq m

Total = 4532 sq ft / 421 sq m

For identification only - Not to scale



GWB April 2025



01258 473766

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



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 of 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