

An aerial photograph of a rural property. In the foreground, a large, light-colored stone house with a gabled roof and multiple windows is visible. To its left are several large, modern barns with corrugated metal roofs. The property is surrounded by lush green fields, some with hedges. In the background, more fields and a small cluster of houses are visible. The overall scene is a typical English countryside landscape.

Symonds
& Sampson

Hill Farm House

Chilthorne Domer, Yeovil, Somerset

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Chilthorne Domer
Yeovil, Somerset
BA22 8QZ

A former dairy farm set in a picturesque location with far-reaching views of the surrounding countryside, including a Grade II listed farmhouse, a range of traditional and modern agricultural buildings and 188 acres of productive pasture land



- In all 188.70 acres (76.37 hectares)
- Former dairy farm with outstanding views
 - 5-bedroom Grade II farmhouse
- Range of modern and traditional farm buildings
- Productive level and gently sloping pasture land

Guide Price
£2,750,000

Freehold

For sale by Private Treaty as a whole, lotting considered

Yeovil Agricultural
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INTRODUCTION

Set in a wonderfully peaceful location, Hill Farm House is brought to the market for the first time in over 90 years. Having previously been run as a dairy farm, for the last year the farm has been utilised as a livestock farm. The farm is located in a private yet easily accessible position. The Grade II listed farmhouse, full of character and history, provides extensive accommodation with five bedrooms, with an adaptable range of farm buildings, presenting the opportunity for a range of different uses, subject to obtaining planning permission. The farmyard and farm buildings are set to the west of the farmhouse, and the land follows further west and wraps around to the south. At its most eastern point, the land lies adjacent to the A37.

SITUATION

Situated in a peaceful and scenic position with far-reaching views, the property is set to the northwest of the village of Chilthorne Domer. Although accessed directly from Chilthorne Hill Lane (a single-track lane), the property is well connected for easy access to the surrounding areas via the A37 and the A303, both within 5 minutes drive. The town of Yeovil is approximately 4 miles southeast, whilst the market town of Sherborne is approximately 10 miles east.

Yeovil and Sherborne offer a range of facilities including retail, recreation, schooling, and mainline railway stations (London Waterloo 2.5 hours and London Paddington 3 hours).

The area is well served by independent and state schools including Hazlegrove, Perrott Hill and the Sherborne schools.

There is a good network of quiet country lanes and bridleways in the surrounding area for riding, walking, and cycling.



THE FARMHOUSE

The five bedroom farmhouse provides spacious accommodation over two floors, boasting character and historical features including doors from Ilchester jail, an Inglenook fireplace with bread oven and hamstone mullion windows. The farmhouse offers the opportunity for further living accommodation, subject to obtaining the necessary consents.

The ground floor provides a generously sized entrance hall with oak panelling, sitting room with Inglenook fireplace and bread oven, study, dining room and kitchen, perfect spaces for family living and entertaining.

The first floor has five bedrooms, a family bathroom and a separate WC.

Attached to the northern elevation of the main house, with its own entrance, the store/workshop and bedroom one, provides the opportunity for separate living accommodation, subject to obtaining the necessary consents.

To the front are well-established shrubs and flower beds. To the rear is an enclosed garden with mature trees and shrubs, with a wrap-around path and patio. A stone outhouse in the confines of the rear garden provides useful storage.

Set directly to the north of the farmhouse is a stone garage.



FARM BUILDINGS

A functional and adaptable range of predominantly modern farm buildings, with some traditional, extending in total to 2,129 sq. m. The farm buildings are predominantly constructed of steel frame, under fibre cement/asbestos roofs. The traditional buildings are constructed of brick and stone under clay tile and slate roofs.

1. Stone garage (33 sq. m.)
2. Old parlour & tank room (106 sq. m.)
3. Brick stables (116 sq. m.)
4. Brick stores (140 sq. m.)
5. Stone barn with attached lean-to (109 sq. m.)
6. Dutch barn (145 sq. m.)
7. Dutch barn (67 sq. m.)
8. Lean to (141 sq. m.)
9. Cubicle shed (567 sq. m.)
10. Cubicle & silage shed (546 sq. m.)
11. Silage pit - uncovered (263 sq. m.)
12. Machinery shed (159 sq. m.)
13. Redundant slurry pit

LAND

The land comprises fifteen enclosures of level and gently sloping productive pasture land and totals 188.70 acres (76.37 hectares), together with the farm buildings and farmhouse.

The enclosures adjacent to the farmstead are served by internal trackways.

The land is classified as Grade 3 on the Agricultural Land Classification Maps. The soil comprises partly slightly acid but base-rich loamy and clayey soils and partly lime-rich loamy and clayey soils. Part of the land is capable of growing crops, but currently the land is all permanent or temporary grassland.

TENURE AND POSSESSION

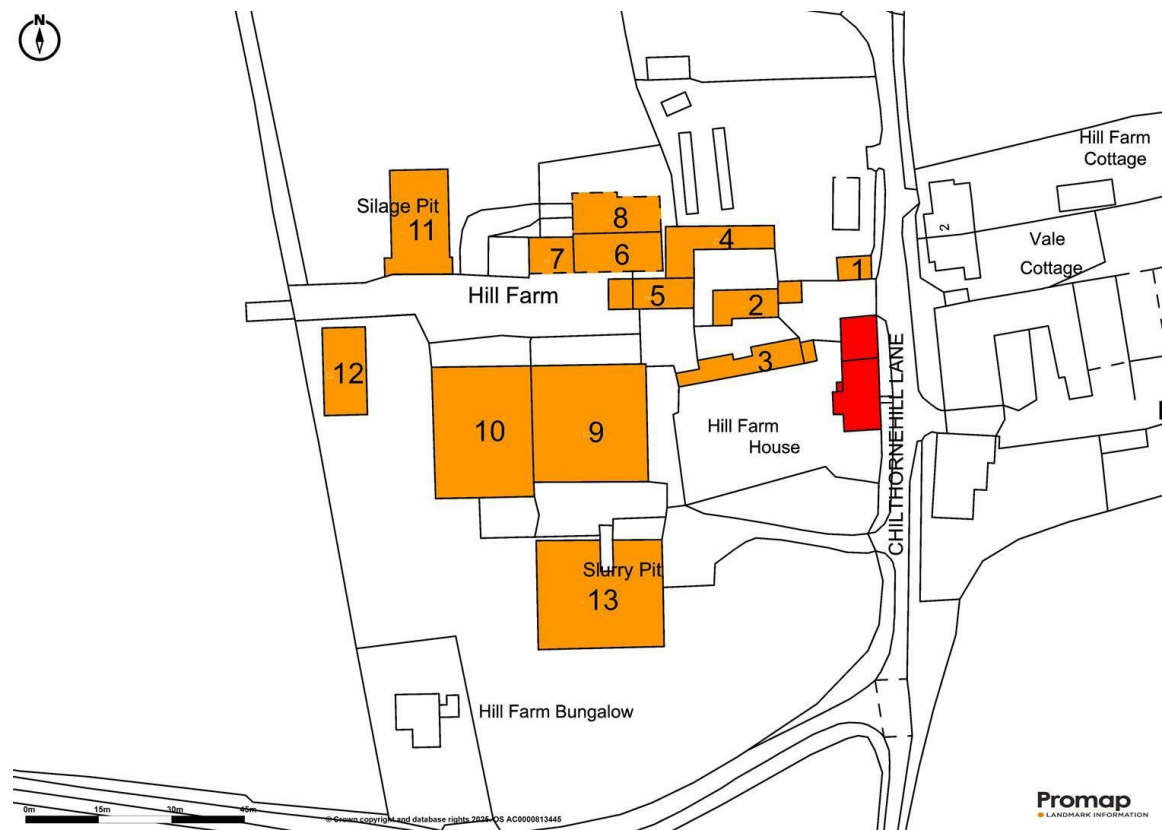
Freehold with vacant possession upon completion.

The vendors reserve the right to hold a machinery dispersal sale prior to completion.

SERVICES

Main water and mains electricity. Oil-fired central heating.

Private drainage. Please note, the drainage infrastructure at the farmhouse is redundant and needs replacement prior to use.



RIGHTS, EASEMENTS AND BOUNDARIES

The farm is sold subject to and with the benefit of all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in the General Remarks and Stipulations or particulars of sale or not. The purchaser shall be deemed to have full knowledge of the boundaries of the ownership thereof.

AGRICULTURAL SCHEMES

There are no BPS entitlements or delinked payments included in the sale. There are no existing Sustainable Farming Incentive or Countryside Stewardship agreements in place.

FIXTURES AND FITTINGS

All freestanding equipment and any other equipment not specifically mentioned in the details above are excluded from the sale.

LOCAL AUTHORITY

Somerset Council
Council Tax Band F

AGENTS NOTES

The drainage infrastructure at the farm needs replacement.

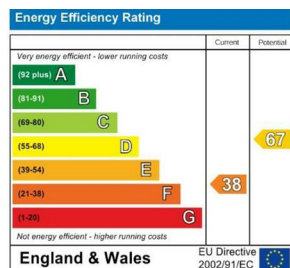
The septic tank for the farmhouse is redundant and will need replacement prior to use.

The slurry pit is redundant and requires new drainage infrastructure.

Please speak to the selling agents for further details.

DESIGNATIONS

The farmhouse is Grade II listed.



Chilthorne Domer, Yeovil

Approximate Area = 2769 sq ft / 257.2 sq m

Garage = 319 sq ft / 29.6 sq m

Outbuilding = 88 sq ft / 8.1 sq m

Total = 3176 sq ft / 294.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Symonds & Sampson. Produced for Symonds & Sampson. REF: 1329708

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property has all necessary planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

SPORTING, TIMBER AND MINERAL RIGHTS

All sporting, timber and mineral rights are understood to be owned and included.

HEALTH AND SAFETY

Given the potential hazards of a working farm, we ask you to be as

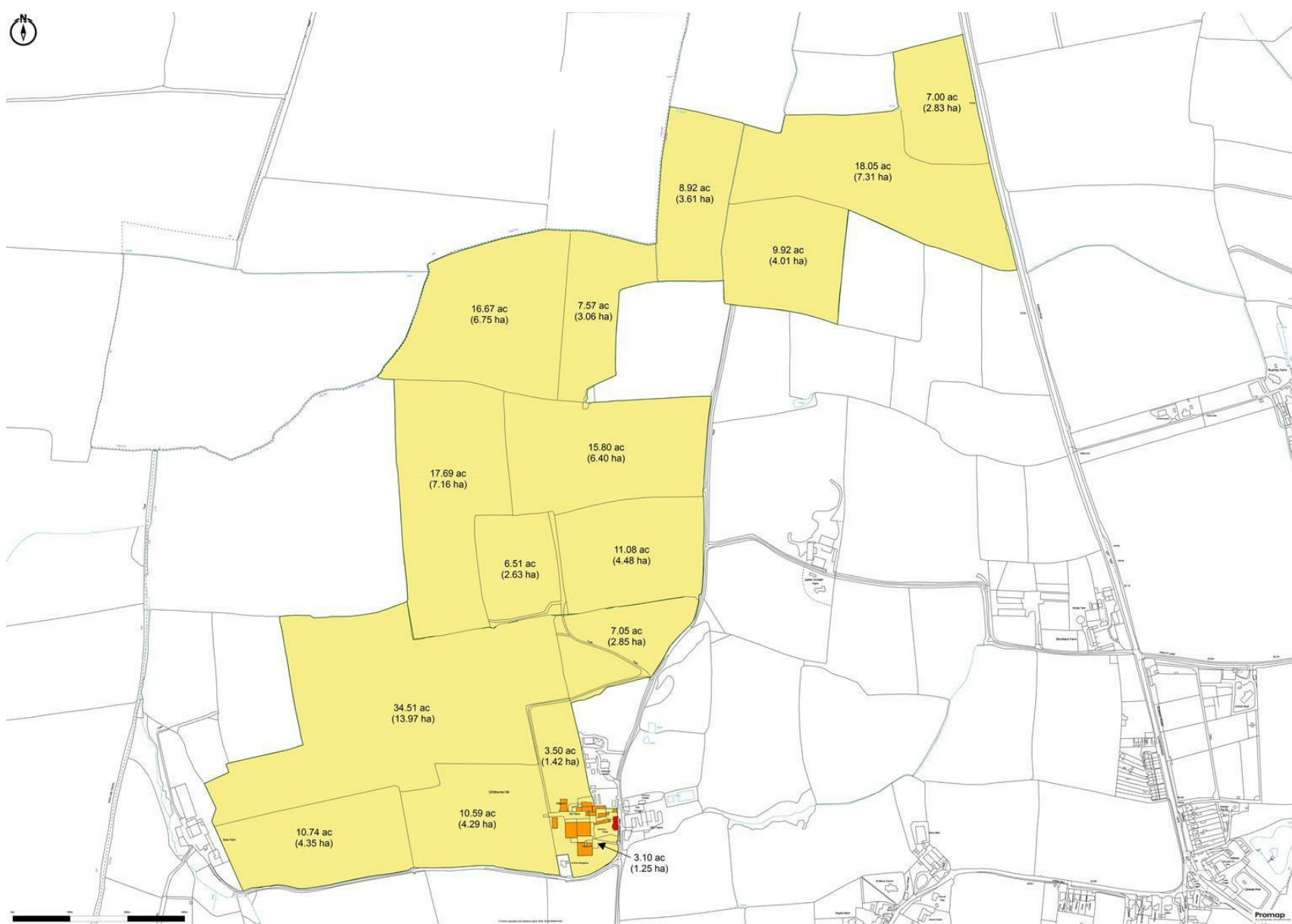
vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

DIRECTIONS

What3words: ///heightens.having.succumbs

VIEWING

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Lucy Carnell on 01935 382901.



YeoAg/LCM/060825



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