



Winford Farm, Higher Halstock Leigh,











# Winford Farm, Higher Halstock Leigh,

Yeovil, Somerset, BA22 9QX

Halstock 1.5 miles. Sutton Bingham Reservoir 3.5 miles. Beaminster 6.5 miles. Yeovil 7 miles.

A wonderful opportunity to purchase a four bedroom detached farmhouse with a fine selection of new and old farm buildings, including studio, office and workshops, together with a block of land, heated swimming pool and wildlife pond. In all approximately 9.5 acres. EPC Band D

- Quiet rural Location
- Heated Swimming Pool and Wildlife Pond
- Selection of Outbuildings
- Permanent Pasture and Tree Plantation
- Freehold
- Four Bedroom Farmhouse
- Kitchen Garden and Garaging
- Two Insulated and Double Glazed Outbuildings
- In all Approximately 9.5 Acres
- Council Tax Band F

Guide Price £1,200,000

## Stags Yeovil

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### SITUATION

Winford Farm is situated within this wonderful hamlet, which lies approximately 1 ½ miles west of Halstock, which boasts a community general store/post office, together with a most active community hall. Sutton Bingham Reservoir is located within 3 ½ miles of the property where you can enjoy fishing, sailing and wildlife walks. The market town of Beaminster is within 6 ½ miles and Yeovil 7 ½ miles where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter and London Waterloo.

### DESCRIPTION

Winford Farm comes to the market for only the 3rd time since it was constructed 100 years ago in 1924. It is constructed principally of stone with part-rendered exterior elevations, with brick quoins and contained beneath a mostly slate roof with a small tiled roof section to the rear. The property benefits from well proportioned rooms, oil fired central heating and fully double glazed windows.

The farmhouse sits within gardens and grounds of approximately 1.77 acres and include extensive parking, garaging, studio and former poultry barn, providing extensive storage, along with gardens including a wildlife pond with island, heated swimming pool, orchard and kitchen garden. On the opposite side of the lane are fields extending to just over 7.75 acres which are laid to permanent pasture, together with a tree plantation and a selection of outbuildings, including a recently renovated stone and tiled studio/office and a newly constructed, fully insulated barn with extensive double glazed windows and doors, along with a wet room, making this a most versatile building. In total the entire grounds extend to just over 9.5 acres.

### ACCOMMODATION

Entrance porch with quarry tiled floor and glazed door to the entrance hall with tessellated floor, stairs to first floor and glazed door to rear veranda. Sitting room with bay window to front, recessed Aga log burner with recessed cupboards on either side, two steps rise to a glazed door which opens into the garden room with tiled floor and door to front. Adjoining room with tiled floor and shelving. Door to veranda and door to the shower room comprising; shower cubicle, high level WC and wash hand basin. On the far side of the hallway can be found the dining room with bay window to front, recessed log burner with recessed cupboards and shelving to either side. Study with flagstone flooring, window to side and extensive shelving. Walk-in pantry and adjoining laundry room with space and plumbing for washing machine and tumble dryer, original water pump and door to the veranda. Kitchen/breakfast room comprising 2 ¼ bowl single drainer sink unit with mixer taps and adjoining stainless steel worktop, range of floor and wall mounted cupboards and drawers, recessed former fireplace with inset Grant oil fired boiler with over mantle. Range of built in cupboards, space for cooker with hood over, quarry tiled floor and window bench seat.

Landing with sash window to rear and trap access to the fully insulated roof void. Bedroom one with two sash windows to front, porcelain sink and marble shelving. Bedroom three with window to front, picture rail, vanity unit with inset wash hand basin. Bathroom comprising; enamelled bath with shower over, bidet and wash hand basin. Bedroom four with window to rear and corner shelf. Cloakroom with low level WC. Bedroom two with window to rear, vanity unit with inset wash hand basin with cupboards under, wall mounted cupboard and fitted bookshelves.







## OUTSIDE

To the west of the farmhouse is a driveway providing ample parking and turning along with access to the detached garage and carport, connected with power, water and light, with a log store to the rear and oil tank.

To the front of the farmhouse is a stone wall with a picket gate and pathway leading to the front door. To the rear of the property is a covered veranda with a glass roof and plant room for the swimming pool. This rear garden also houses a useful studio known as 'The Sleepout' which is of timber construction under a corrugated fibre roof, with an adjoining decking area and veranda. It is approached through a potting shed and leads to a spacious room with double glazed windows on two aspects, together with pine exposed floorboards and an adjoining room with Belfast sink and a separate cloakroom with high level WC. Beyond is a wonderful wildlife area with large expanses of lawn, wildlife pond with jetty and an island. This area is bounded by a fine selection of trees including three oaks planted in 1895.

The former poultry barn known as 'The Red Shed' which is of block and galvanised tin roof, providing extensive storage, along with an adjoining orchard and kitchen garden with raised vegetable beds and a selection of soft fruits. From here there is access to the heated swimming pool with paved surround, together with a summerhouse/changing room, connected with power and light with an adjoining air source heat pump.

On the opposite side of the lane is a block of land extending to 7.77 acres, bordered on one side by a Dorset Wildlife Trust nature reserve. It is down to permanent pasture and provides a wonderful wildlife haven together with a tree plantation. Here there are three useful outbuildings including a galvanized iron shed/garage, with two metal up and over doors. Renovated (2010), the studio/home office is constructed of stone exterior elevations and is set under a tiled roof, with four uPVC windows and two uPVC patio doors. It has a vaulted ceiling, pine floorboards and is connected with power and light, together with a Belfast sink. Close by is the Black Barn, being newly constructed which is fully insulated, both to the floors, ceiling and walls with five double glazed windows and two pairs of French doors and is connected with power, light and water and has an insulated concrete floor. There is also an adjoining changing room and wet room. This building has enormous potential for a variety of uses.

## VIEWINGS

Strictly by appointment through the vendors selling agents. Stags, Yeovil office, telephone 01935 475000

## SERVICES

Mains water and electricity are connected. Private drainage. Oil fired central heating.  
Broadband Available: ADSL under 24 Mbps Ultrafast 100 - 999 Mbps (ofcom)  
Mobile Available: O2 (limited) (ofcom)

## RIGHTS OF WAY AND FOOTPATHS

A right of way exists over the large field to an area of woodland owned by Dorset Wildlife Trust (but is rarely used). A public footpath also crosses the near section of the pond area.

## DIRECTIONS

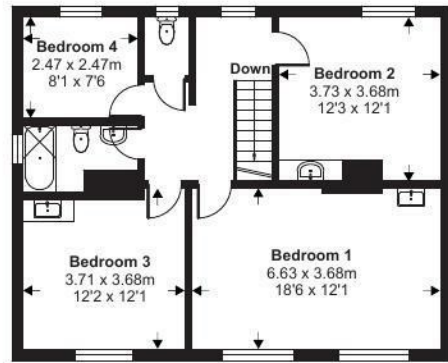
From Yeovil head south on the A37 towards Dorchester. After approximately 2 miles turn right signposted Sutton Bingham and Halstock. After 3.5 miles in the centre of Halstock turn right at the grass triangle and leave the village passing the village hall on your right hand side. Continue on this lane and after approximately 1.5 miles, Winford Farm will be seen on the right hand side clearly identified by our For Sale board.

What3words: Duplicate.Slim.Forget

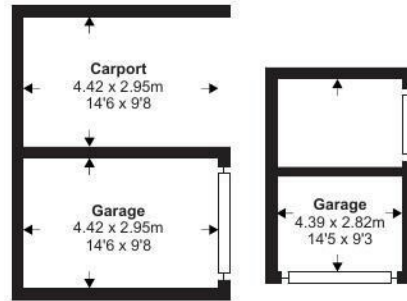
## FLOOD RISK STATUS

Very low risk status (environmental agency)





First Floor



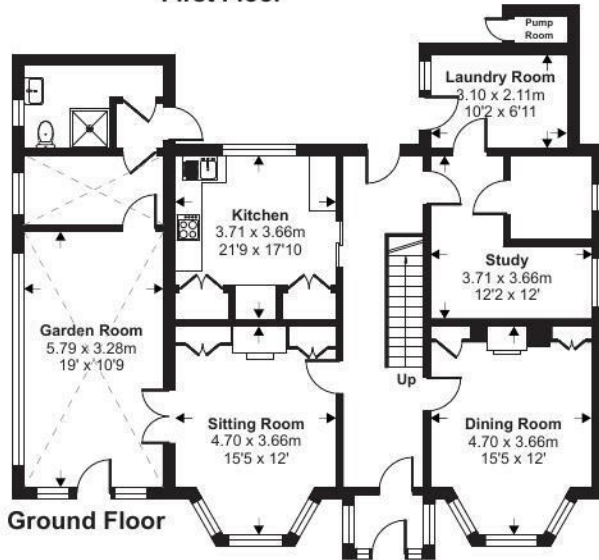
Approximate Area = 2021 sq ft / 187.7 sq m (excludes pump room)

Garages = 274 sq ft / 25.4 sq m (excludes carport)

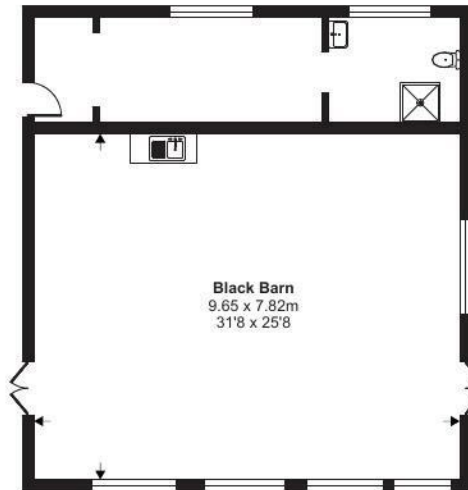
Outbuildings = 1754 sq ft / 162.9 sq m

Total = 4049 sq ft / 376 sq m

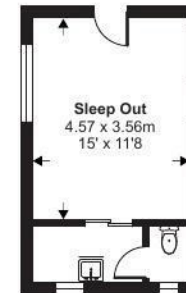
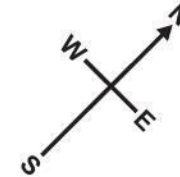
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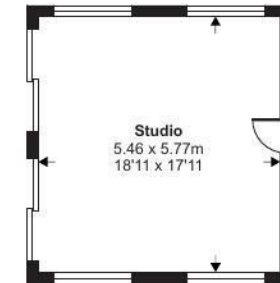
Ground Floor



Black Barn  
9.65 x 7.82m  
31'8 x 25'8



Sleep Out  
4.57 x 3.56m  
15' x 11'8



Studio  
5.46 x 5.77m  
18'11 x 17'11



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1150069



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	







