

Symonds
& Sampson

The Old Granary

Ammerham, Winsham, Somerset

The Old Granary

Ammerham, Winsham
Somerset TA20 4LB

A charming five bedroom granary conversion in a picturesque riverside location. Glorious gardens with two lakes, an orchard and kitchen garden. Two shepherds huts, surrounded by woodland and meadows bounded by the River Axe.



10.32 acres (4.18 ha)

- Well-presented country house meticulously renovated throughout
- Character features but light and airy accommodation
 - Private riverside position with unspoilt views
 - Beautiful mature gardens
- Two charming shepherds huts with proven income
 - Useful outbuildings and general purpose barn
- Protected by paddocks, woodland and orchards

Guide price £1,400,000
Freehold

For Sale by Private Treaty

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SITUATION

The Old Granary occupies a delightful riverside setting, tucked away in the hamlet of Ammerham on the Somerset/Dorset borders, overlooking the meadows of the Forde Abbey Estate. The pretty village of Winsham (0.9 miles) has a thriving community with a general stores/post office, inn, church, village hall and playing fields. Nearby the local market towns of Chard (3.5 miles) with a range of supermarkets, specialist retailers and leisure centre or Crewkerne (7 miles) with a Waitrose supermarket and mainline station on the London Waterloo line. The UNESCO Jurassic coast with the popular resorts of Lyme Regis (10 miles) and West Bay are within half an hour's drive, offering excellent opportunities for walking, fishing

and swimming. The county town of Taunton (17 miles) is easily accessible with a wider range of facilities and cultural activities, as well as a connection to the M5 and a mainline rail service to London Paddington.

THE PROPERTY

Originally converted in the 1970's, The Old Granary has been the subject of sympathetic improvements whilst retaining much of the original character to create a unique and versatile family home. Built of stone elevations under a tiled roof, the property has retained features such as the handsome arched openings, stone pillars and massive beams. Once inside, the south facing five bedroom house feels light and airy, featuring natural materials such as



stone flooring and solid oak joinery throughout. At the heart of the home, the Mark Wilkinson kitchen with solid oak units under granite work surfaces and integrated appliances, opens into the stunning garden room. Here the bi-fold doors give access to the sunny terrace, and the wall of bi-fold windows overlook the river, where otters and kingfishers can be seen. The double aspect dining hall opens from the kitchen and gives access to the cosy sitting room with a feature fireplace. Upstairs the master bedroom has a vaulted ceiling and lovely views over the lake, en-suite shower-room and walk-in wardrobe. Beyond the kitchen a ground floor bedroom and shower-room, which could be re-configured to create an annexe if required. The Old Granary offers an ideal retreat and could appeal to a range of lifestyle buyers providing considerable amenity, conservation and income generation opportunities.

Please see floorplan for accommodation and measurements.

OUTSIDE

The property is approached from the lane via its own drive, leading to a substantial gravelled parking and turning area, giving access to the English Heritage oak framed triple garage (7.95 m x 5.56m). The lovely informal gardens lie beyond the house, featuring the first lake with an island, overlooked by a Garden Stores/Potting shed (5.28m x 2.21m), behind which is a kitchen garden. The idyllic grounds meander alongside the river to the second lake, fringed in flag irises, and beyond are areas of woodland featuring a variety of specimen trees, meadows and an orchard. A track leads to the General Purpose Barn (12.19m x 9.75m) and beyond are the shepherds huts. The land offers privacy for the property and a haven for wildlife.

SOMERSET SHEPHERDS HUTS

Discretely located in the woodland beyond the second lake are two charming shepherds huts with their own gardens and wood-fired hot tubs which have been successfully rented for holidays and short breaks with a proven income stream. See (<https://www.booking.com/hotel/gb/somerset-shepherds-huts>.) for further information.



SERVICES

Mains electric. Main water. Private drainage (treatment plant). Solar hot water system. Oil-fired central heating. Solar Voltaic panels for electricity supply / income generation. Broadband: Standard available. Mobile Network Coverage: Likely outside. Limited inside. Source:Ofcom.org.uk

MATERIAL INFORMATION

1. The Old Granary is in an area with a low probability of flooding from a river and a very low probability of flooding from surface water.
2. No public rights of way affect the property.

3. The property owns the driveway and a neighbouring property has a right of access across the first section.

SPORTING

All rights are understood to be owned and included in the sale. Racing at Taunton or Wincanton Golf at Cricket St Thomas. Sailing on the coast at Lyme Regis or West Bay.

EDUCATION

Primary schooling at Winsham. Good state secondary school at Holyrood Academy. Independent schools in the area include Perrott Hill at Crewkerne, Sherborne, and the Taunton schools.

LOCAL AUTHORITY

South Somerset District Council. Tel: 01935 462462
Council Tax Band: G

DIRECTIONS

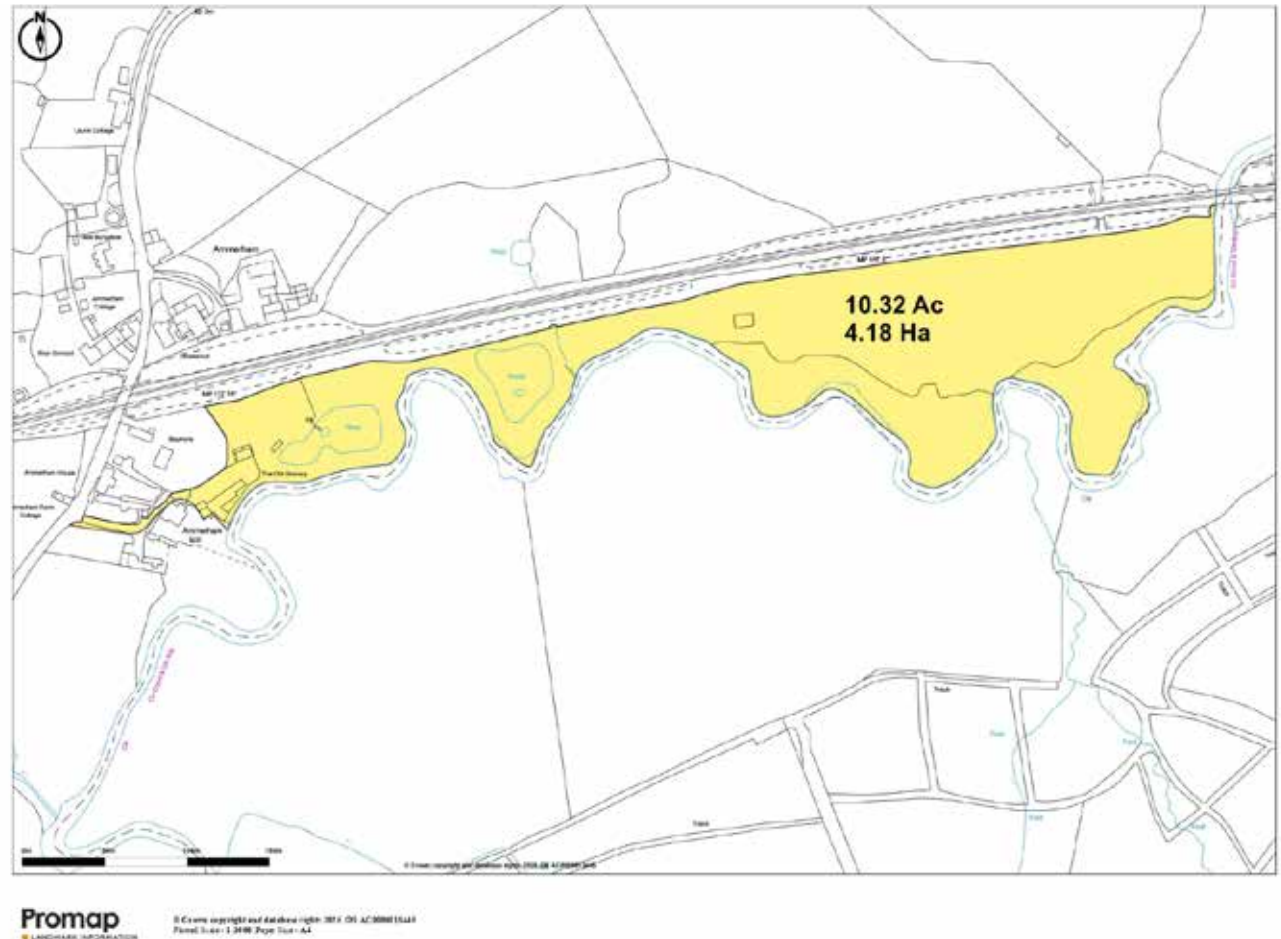
From the A30 follow the signs on Windwhistle Hill to Winsham and proceed into the village. At the T-junction turn right and then almost immediately left onto Western Way. Proceed out of the village and the road becomes Ammerham Lane, leading down into the hamlet of Ammerham in about 0.5 miles. Turn left onto the private lane and follow the lane down past the old Mill where you will see the private gates for The Old Granary.



What3words ///relating.directors.transit

VIEWING

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Ross Willmington or Angela Gillibrand on 01297 33122



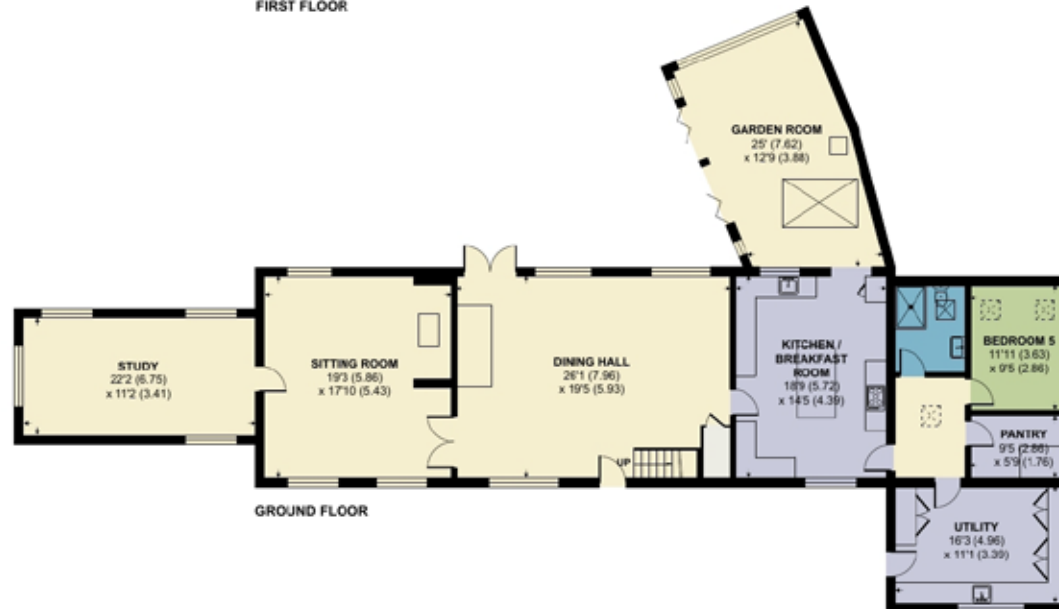
Ammerham, Winsham, Chard

Approximate Area = 3362 sq ft / 312.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nischecom 2025. Produced for Symonds & Sampson. REF: 1299251



Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	83	45		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England & Wales				
EU Directive 2002/91/EC				

AX/ACG/0625



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