



Moor Lane, Rodgrove, Wincanton

A substantial and characterful detached farmhouse set within a productive rural holding in the peaceful hamlet of Rodgrove, complete with a self contained two bedroom cottage, a range of farm buildings and a ring fenced block of productive permanent pasture, around 57.91 acres (23.43 ha). Having been extensively improved and maintained by the current owners since 2007, this is a truly impressive property that has been thoughtfully upgraded throughout and is offered for sale in excellent order.

The main farmhouse extends to approximately 4,318 square feet across two floors and provides five bedrooms, three bathrooms and four reception rooms, including a spectacular open plan kitchen, sitting and dining room at the heart of the home. The property benefits from an air source heat pump and wholly owned solar panels, making it both efficient and practical for modern rural living. Outside, the main farmhouse sits within an enclosed and private garden with a generous lawn, patio, an orchard with a selection of fruit trees and a ponds, with ample parking for multiple vehicles and a large garage also found within the plot.

The detached cottage provides two bedrooms, a sitting and dining room, kitchen and bathroom, making it an ideal holiday let, rental investment or ancillary accommodation for family members.

The farm buildings comprise a machinery and lambing shed, hay barn and an adjoining pole barn with three stables and a tack room, providing excellent facilities for a variety of agricultural, equestrian or lifestyle uses. The land itself is a well maintained ring fenced block of level productive permanent pasture with good access from the public highway, completing what is a rare and exciting rural opportunity.





The Farmhouse

Inside

Ground Floor

A porch leads into a generous entrance hall, setting the tone for the well considered layout throughout. The spectacular open plan kitchen, sitting and dining room is a truly impressive and light filled everyday space, with patio doors opening directly onto the garden and a log burner creating a wonderful focal point. The kitchen is fitted with wood units and laminate worktops, creating a warm and traditional feel. A separate sitting room provides a more intimate reception space, with a further dining room alongside ideal for more formal entertaining. A study, utility room and shower room complete the ground floor accommodation, with a door from the utility leading out to the rear of the property.

First Floor

Stairs rise to the first floor landing where five well proportioned bedrooms are found. The principal bedroom is a generous and impressive room, served by an en-suite bathroom room, with a further four bedrooms at this level all served by the family bathroom with separate bath and shower.

Outside

Garden

An enclosed and private garden surrounds the farmhouse, creating a wonderfully peaceful outdoor space in a truly rural setting. A generous lawn sweeps around the property, complemented by a patio seating area ideal for outdoor dining and entertaining. Two small ponds add a charming and tranquil feel to the garden, alongside established fruit trees and mature planting throughout. With open countryside on the doorstep and a real sense of privacy and seclusion, the garden is a truly delightful outdoor space that can be enjoyed throughout the seasons.

Parking & Garage

A large garage sits within the plot alongside generous parking for multiple vehicles.

Willow Farm Lodge

The cottage is a self contained two bedroom detached property, situated adjacent to the main farmhouse and presenting an excellent opportunity for holiday letting, rental

income or ancillary family accommodation. On the ground floor, a generous open plan sitting and dining room provides a comfortable everyday living space, with a well equipped kitchen alongside. A bathroom also serves the ground floor. To the first floor, two well proportioned bedrooms are found, along with a WC. The cottage benefits from its own private entrance and outlook, along with two parking spaces, a private garden and oil fired central heating via a combi boiler, making it a truly independent and appealing additional element of this rural holding. EPC Rating D

Farm Buildings

Machinery/Lambing Shed (12.18m x 18.19m); steel portal framed construction with concrete floor, steel profile sheeted cladding beneath a fibre cement sheeted roof.

Hay Barn (18.17m x 8.81m); Steel portal framed construction with concrete floor, block walling with steel profile sheeted cladding beneath a steel profile sheeted roof.

Adjoining Pole Barn (18.17m x 20.06m); timber construction with concrete floor, block walling, timber cladding beneath a steel profile sheeted roof. Includes 3 block built internal stables with additional feed room.

Land

The land comprises a ring fenced block of level productive permanent pasture, bounded by stock proof fencing, mature hedgerows and drainage ditches. The land has been well maintained having been cut for silage/hay and or grazed with livestock. The land benefits from good access either through the farm or via a gateway directly from the public highway.

We understand there is a right of way in favour of the neighbouring property over part of the driveway. There are footpaths that traverse the property and we understand there is an easement over part of the property to allow for the neighbouring property to drain into the shared Treatment Plant. The property is offered for sale subject to and with the benefit of all matters containing or referred to in the property charges register of the registered title together with all public and private rights of way, wayleaves, easements and other rights of way whether these are specifically referred to or not.

Useful Information

Energy Efficiency Rating A
Septic Tank with Treatment Plants
Wholly Owned Solar Panels
Air Source Heat Pumps
Upvc Double Glazing
Freehold

Willow Farm Council Tax: Band E

Willow Farm Lodge is currently listed on the VOA as being rated at £3,500 however we understand the current owners have permission to change to residential use. Further details available from the selling agents.

LOTING

It is anticipated that the property will be offered as lotted, but the Vendor reserves the right to sell the property as a whole or in lots privately or to amalgamate, withdraw, sub-divide, alter, add to or amend any lot or any part prior to the sale. No responsibility can be accepted for any expenses incurred by intending purchasers inspecting properties which have been sold, let or withdrawn.

Location and Directions

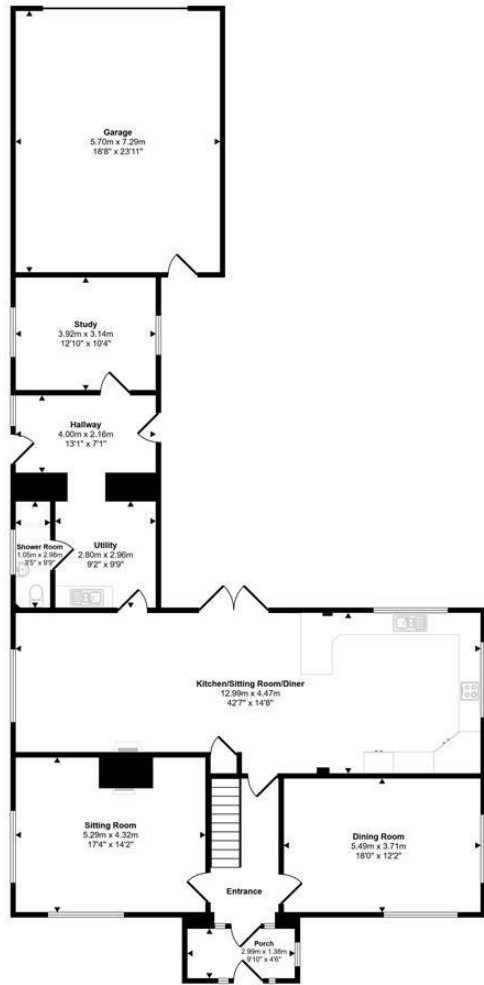
Willow Farm is situated in the hamlet of Rodgrove, approximately one mile to the west of the village of Buckhorn Weston. Buckhorn Weston is a delightful North Dorset village very close to the Dorset/Somerset border and within 3 miles of Gillingham and around 4 miles from Wincanton. The village is home to a renowned pub, The Stapleton Arms and also the 13th century church of St. John The Baptist. The towns of Wincanton, Gillingham and Sherborne all have a wide range of shops and amenities. There are many excellent state and private schools in the area and mainline services to London Waterloo from Gillingham and Templecombe and to Paddington from Castle Cary. The A303 is approximately 3 miles and A30 is 3.5 miles away giving excellent road access to London and the West Country.

Postcode BA9 9QU

What3words:///ripen.take.grazes

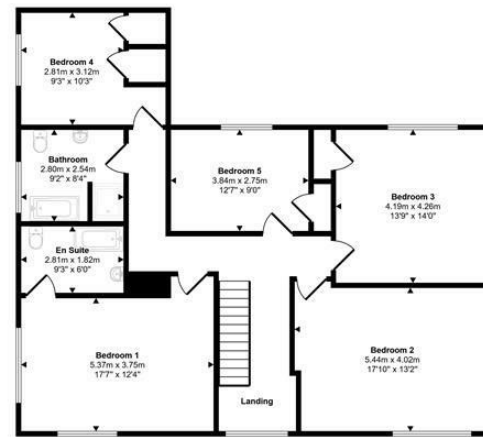


Approx Gross Internal Area
401 sq m / 4315 sq ft



Ground Floor
Approx 192 sq m / 2067 sq ft

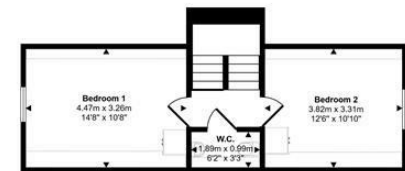
Denotes head height below 1.5m



First Floor
Approx 122 sq m / 1315 sq ft



Annex Ground Floor
Approx 50 sq m / 541 sq ft



Annex First Floor
Approx 36 sq m / 392 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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