



Symonds
& Sampson

The Highlands

Bayford Hill, Wincanton, Somerset

The Highlands

Bayford Hill
Wincanton
Somerset BA9 9LS

A charming period residence offering exceptional flexibility within the accommodation. The property provides five bedrooms including an annex, which lends itself to either self-contained living or integration with the main house, depending on requirements. The home is rich in character features and enjoys far-reaching panoramic views, all set within a substantial plot offering generous outdoor space. Ideally positioned close to the town centre, it is within easy reach of a wide range of local amenities.



- Detached five bedroom period residence
- Offering a wealth of period features throughout
- Well proportioned accommodation across three floors
- Internal one bedroom annex, offering flexibility to be self contained
 - Large plot
 - Panoramic views
- Short distance to the towns amenities

Guide Price **£700,000**

Freehold

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THE DWELLING

A handsome and substantial detached period residence of considerable architectural merit, occupying an elevated position and enjoying fine views over the surrounding countryside. Constructed of attractive red brick with contrasting stone dressings beneath a tiled roof, the house displays a wealth of period detailing including ornate gables, decorative timberwork, large sash windows and prominent chimney stacks, creating a home of exceptional character and presence.

Believed to date from the late Victorian or early Edwardian period, the property offers elegant and well-proportioned accommodation extending to approximately 4,442 sq ft, arranged over two principal floors. The house has been carefully maintained and retains many original features, including high ceilings, large bay windows, fireplaces, deep skirting boards and decorative joinery, while also providing versatile living spaces suited to modern family life.

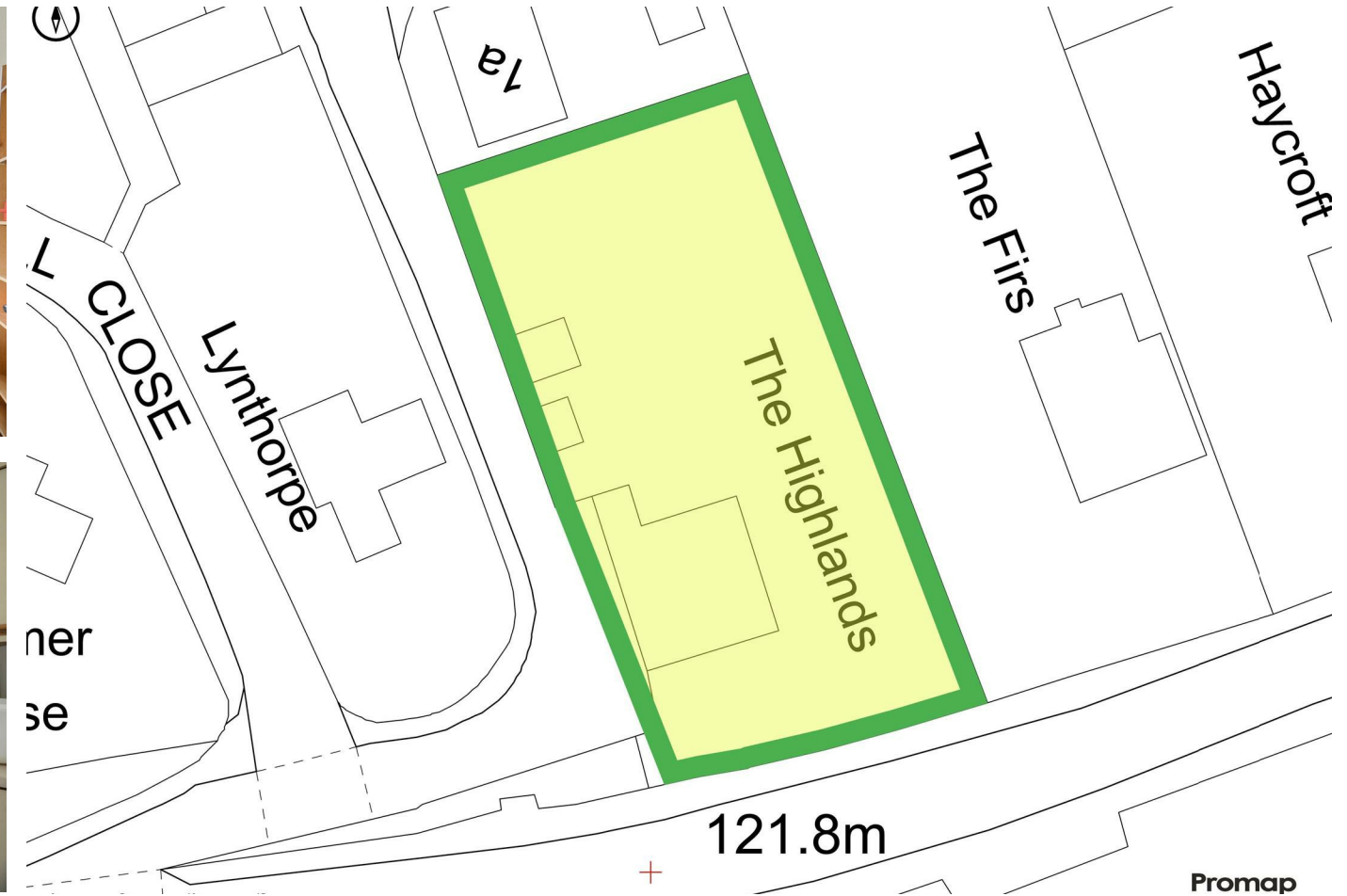




ACCOMMODATION

The reception accommodation is centred around a welcoming entrance hall with a staircase rising to the first floor. The principal reception rooms are particularly well proportioned and enjoy excellent natural light, with large sash windows framing attractive views across the gardens and surrounding countryside. The kitchen is well appointed and designed to cater to all culinary needs, offering an excellent range of fitted units and ample space for a dining table, creating a practical and sociable heart to the house.

To the rear of the entrance hall is access to the annex reception room, which in turn leads to its own fitted kitchen. Benefiting from a private external entrance and a separate staircase rising to a first-floor bedroom and bathroom, this part of the house can function entirely independently if required. As such, it provides an exceptionally



versatile internal annex, ideally suited to multigenerational living, guest accommodation, a dependent relative, or as a self-contained suite while remaining seamlessly connected to the principal residence.

On the first floor, a generous central landing leads to a series of spacious double bedrooms, each benefiting from high ceilings and large windows that flood the rooms with natural light. The principal bedroom is particularly impressive, featuring an elegant bay window and far-reaching views over the surrounding countryside. Family bathrooms and additional cloakroom facilities serve the bedroom accommodation.

The second floor provides two further versatile rooms, currently utilised as a bedroom and a study, together with access to extensive

eaves storage. This additional level offers excellent flexibility and may suit a variety of uses, including further bedroom accommodation, home working space, or hobbies rooms.

GARDEN

The property is approached via a gravel driveway providing extensive parking and turning space. Set within a large and well-established plot, the gardens comprise an expansive lawned area interspersed with mature trees and established planting, together creating a delightful setting that affords a high degree of privacy and seclusion. To the rear of the garden lies a productive kitchen garden, ideal for the cultivation of fruit, vegetables and cut flowers, alongside an array of useful sheds and outbuildings. The property's elevated position and open outlook over the surrounding countryside further enhance the appeal of this distinguished and beautifully situated home.



SITUATION

Situated in the heart of Wincanton, this property enjoys a convenient position within easy reach of the town's excellent range of amenities. Wincanton offers a variety of independent shops, supermarkets, cafés, and public houses, together with a health centre, library, and well-regarded primary and secondary schools.

The town is ideally positioned for commuters, with excellent road links via the A303 providing straightforward access to London and the South West. The historic Abbey town of Sherborne lies approximately 12 miles to the south, while the regional centres of Yeovil, Bath, and Salisbury are all within convenient driving distance.

Mainline railway services are available from Castle Cary railway station, approximately 10 miles away, providing regular direct services to

London Paddington. Additional rail connections are available from Templecombe railway station and Gillingham railway station, offering services to London Waterloo and beyond.

The area is renowned for its attractive countryside and exceptional leisure opportunities. Of particular note is The Newt in Somerset, a world-class country estate featuring magnificent gardens, woodland walks, restaurants, and a luxury spa, located just a short drive away near Bruton.

Surrounded by the rolling countryside of South Somerset and North Dorset, the area offers an abundance of opportunities for walking, cycling, and outdoor pursuits, making Wincanton an appealing location for those seeking the perfect balance of market town convenience, excellent transport links and rural charm.

MATERIAL INFORMATION

Mains electric, water and drainage connected to the property. Gas central heating.

Broadband - Ultrafast broadband is available. Mobile coverage is available at the property, for further information please refer to Ofcom www.ofcom.org.uk
Somerset Council
Council Tax Band Main House: D
Council Tax Band Annex: A

Situated within a conservation area.

DIRECTIONS

What3words - [///flocking.dockers.player](https://www.what3words.com/#!/flocking.dockers.player)



Bayford Hill, Wincanton

Approximate Area = 2830 sq ft / 262.9 sq m

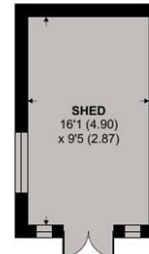
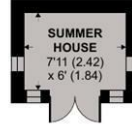
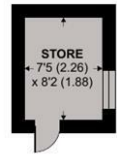
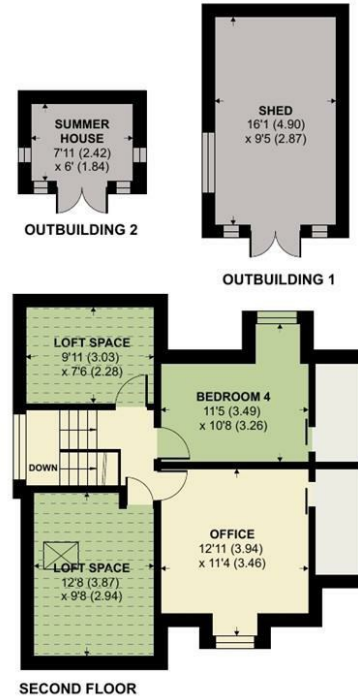
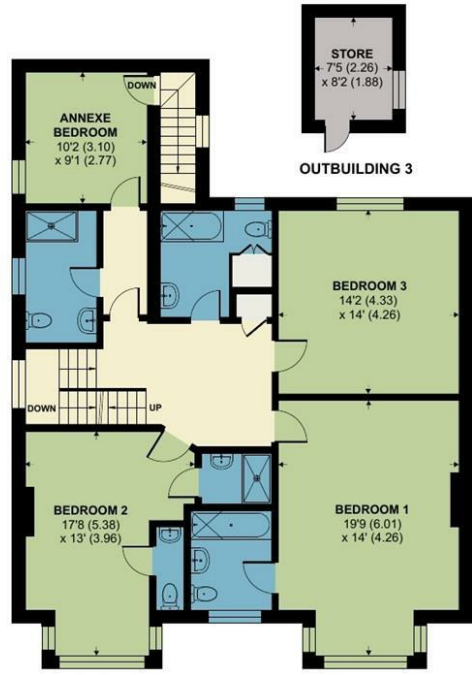
Limited Use Area(s) = 205 sq ft / 19 sq m

Outbuildings = 245 sq ft / 22.8 sq m

Total = 3280 sq ft / 304.7 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2026. Produced for Symonds & Sampson. REF: 1455507



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