



Symonds
& Sampson

Rookery Cottage

Yarlinton, Wincanton, Somerset

Rookery Cottage

Yarlington
Wincanton
Somerset
BA9 8DY

A detached country residence occupying a secluded setting within approximately 2.96 acres of gardens and pasture. Combining period charm with contemporary living, the property features three bedrooms, an outstanding open-plan kitchen/dining extension, versatile outbuildings and excellent equestrian or lifestyle potential amidst beautiful Somerset countryside.



- Detached country residence in a rural setting
 - 2.96 acres of gardens and pasture
- Exceptional open-plan kitchen/dining extension
 - Principal bedroom with en-suite
- Former stabling currently arranged as utility room, study and stores
 - Potential for conversion, subject to consents
 - Sought after location
 - No onward chain

Guide Price **£845,000**

Freehold

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THE DWELLING

Occupying a wonderful position amidst rolling countryside, this delightful detached country residence is set within approximately 2.96 acres of gardens and pasture, enjoying a picturesque setting surrounded by mature trees and open farmland. The property offers an appealing combination of character and modern family living, enhanced by a substantial ground floor extension that has created an outstanding open-plan kitchen and dining space overlooking the grounds.

Approached via a gravelled courtyard with ample parking, the house is constructed of attractive stone elevations beneath a tiled roof and is complemented by a range of traditional former stables and outbuildings, offering considerable versatility and future potential.

ACCOMMODATION

The accommodation is both well-balanced and thoughtfully arranged, extending to provide spacious family living throughout.

A generous entrance hall creates a welcoming first impression and provides access to the principal reception rooms. The sitting room is a welcoming space for everyday living and entertaining, whilst the separate dining room offers a more formal setting for family gatherings and special occasions.

A particular feature of the property is the exceptional ground floor extension, which has transformed the dwelling with a stunning open-plan kitchen/dining room. Designed as the heart of the home, this light-filled space benefits from extensive glazing and large bi-folding doors that open directly onto the gardens, seamlessly connecting the interior with the surrounding landscape and creating an ideal environment for modern family life and entertaining.

To the first floor are three well-proportioned bedrooms, including a principal bedroom served by an en-suite bathroom. The remaining bedrooms are complemented by a family bathroom.





GARDEN

The property sits within approximately 2.96 acres, comprising gardens together with adjoining pastureland. Mature trees, established shrubs, a traditional apple tree orchard and open lawns create a wonderful sense of privacy and seclusion, whilst the surrounding countryside provides an attractive backdrop throughout the year.

The land offers excellent opportunities for those seeking a lifestyle property, with space suitable for grazing animals, hobby farming or equestrian pursuits.

Positioned around the courtyard is a range of former stabling,



Promap

currently utilised as a utility area, study and stores. These buildings provide valuable ancillary accommodation and storage, whilst also offering considerable scope for alternative uses.

Subject to the necessary consents, the outbuildings present exciting conversion potential and could readily support an equestrian setup, working in conjunction with the adjoining acreage.

SITUATION

Enjoying a delightful position on the edge of the sought-after village of Yarlington, surrounded by some of Somerset's most attractive rolling countryside. The village is renowned for its rural charm and attractive period properties, whilst offering excellent access to nearby towns and communication links.

Everyday amenities can be found in the nearby villages of Castle Cary and Bruton, both of which offer a range of independent shops, cafés, public houses, schools and recreational facilities. The historic Abbey town of Sherborne lies approximately 10 miles to the south, providing an excellent range of shopping, cultural and educational facilities, together with a mainline railway station.



The fashionable town of Bruton has gained national recognition in recent years and is home to a thriving arts and food scene, including the internationally acclaimed Hauser & Wirth Somerset gallery and restaurant. Nearby, The Newt in Somerset has further enhanced the area's reputation as a lifestyle destination, offering beautifully landscaped gardens, woodland walks, restaurants, farm shops and spa facilities within a celebrated country estate setting.

Castle Cary also benefits from a mainline railway station with regular services to London Paddington, making the area highly attractive to both commuters and those seeking a country retreat.

The surrounding countryside offers an abundance of walking, riding and cycling opportunities, with a network of quiet lanes, footpaths and bridleways accessible directly from the property. The nearby market towns of Wincanton and Yeovil provide further facilities, whilst the A303 is within easy reach, offering convenient road connections to London, the South West and the wider motorway network.

The area is particularly well served by a number of highly regarded state and independent schools, including King's School Bruton, Sexey's School, Sherborne School and Sherborne Girls.

DIRECTIONS

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MATERIAL INFORMATION

Mains electric and water.

Septic tank.

Oil fired central heating.

Broadband - Ultrafast broadband is available.

Mobile phone connection is available at the property for further information please see - <https://www.ofcom.org.uk>

Somerset Council

Council Tax Band: G

Rookery Cottage, Yarlington, Wincanton

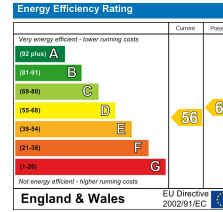
Approximate Area = 2279 sq ft / 211.7 sq m

Garage = 265 sq ft / 24.6 sq m

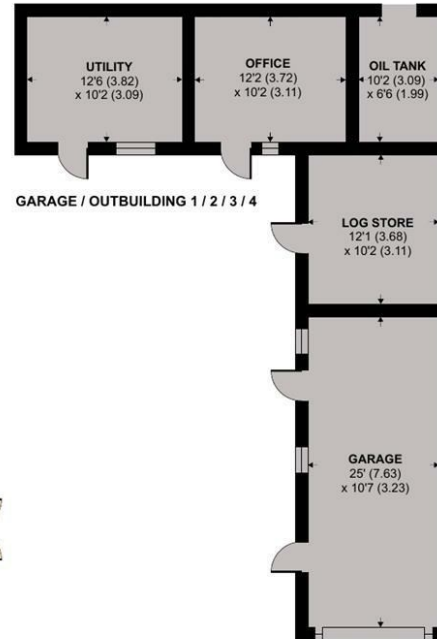
Outbuildings = 445 sq ft / 41.3 sq m

Total = 2989 sq ft / 277.6 sq m

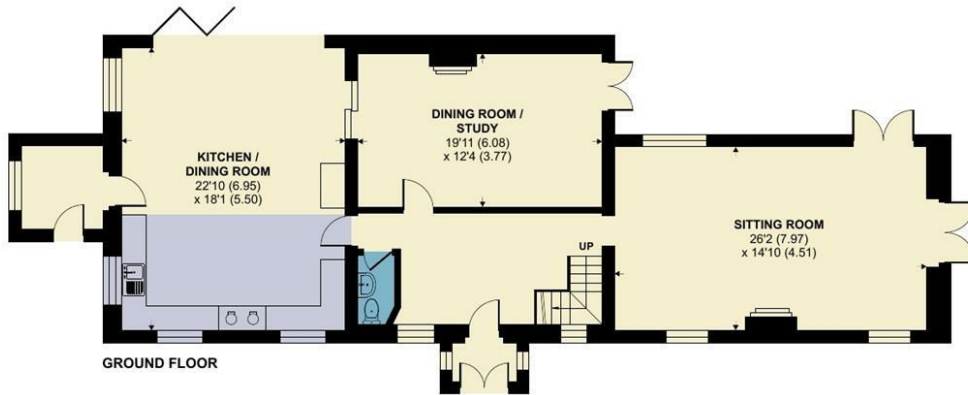
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FIRST FLOOR



GARAGE / OUTBUILDING 1 / 2 / 3 / 4



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Symonds & Sampson. REF: 1459216



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