

Symonds
& Sampson



Lois Farm
Horsington Somerset

Lois Farm

Batchpool Lane
Horsington
Templecombe
Somerset BA8 0EW

- A traditional stone farmhouse providing generous accommodation over 2,500 sq.ft
- Immaculately presented having recently undergone a full program of modernisation
- Potential income stream from two recently upgraded holiday cottages
 - Stone barns with further potential for conversion
 - Dutch barn with four new stables
- 4.5 acres of level pasture land with a small copse
- Up to a further 20.34 acres available by negotiation
- Far reaching views over Blackmore Vale countryside
- A tranquil position with no near neighbours yet within 10 minutes of local amenities



5.91 acres

Guide Price **£1,600,000**

Freehold

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THE FARMHOUSE

An attractive period farmhouse of near Georgian layout and proportions with generously sized square rooms in each corner and good ceiling heights. The house is immaculately presented having undergone a full program of improvements and restoration in recent years, yet it retains much of its traditional character including flagstone floors and an inglenook fireplace.

Significant works include replacement lime pointing to the entire house and holiday barns which really brings out the local stone hue, upgraded chimney stack and new Contura log burner in the snug, Morso log burner in the dining room, underfloor heating in the bathrooms and the creation of a new triple aspect kitchen with grey bi-fold patio doors which welcomes an abundance of natural light.

OUTSIDE

The farmhouse has a good sized patio and very well-tended gardens, predominantly laid to lawn with a variety of mature trees and well stocked shrub borders. A pedestrian door leads through to a hidden kitchen garden.

Off the lane is a stone garage which then opens out to a large central courtyard providing plentiful parking for the farmhouse, holiday cottages and stone barns.



THE HOLIDAY COTTAGES

A charming pair of attached cottages have been recently upgraded to a high spec finish. Both have oil fired heating, black patio doors, double glazing, private gardens, electric vehicle charging points and parking. Courtyard Barn sleeps up to 6 and boasts a 5-star award from Visit England. The Byre sleeps 3. Year round and repeat bookings are strong, providing a good income.

Further information at www.loisbarns.co.uk and financial information on request following viewing.

OUTBUILDINGS

Forming one side of the courtyard is a range of traditional single-storey stone barns which has previously been used for residential accommodation and currently forms workshops, a studio, games room, storage and an office on a first floor. The barns are perfect for conversion, subject to consent, for multi generational living, an annexe, further holiday cottage, offices or studios.

With a separate road entrance is a 6-bay Dutch Barn measuring 27.4m x 12.2m (90' x 40') which houses four 14' x 12' internal stables with external doors and a concrete floor for fodder storage making Lois Farm well suited to equestrian enthusiasts.

THE LAND

Adjoining the garden is a 4.23 acre field of level permanent pasture enclosed within mature hedgerow boundaries plus a small copse of broadleaf trees in the centre. Located in a smaller paddock near the house is a timber lambing shed.

Beyond the farmstead is a further 20.34 acres of level pasture land available in part or total by separate negotiation. This land has its own gated access off Lois Lane. It is divided into 3 main fields and is loam over clay soil, classified Grade 3 on the ALC.



Courtyard Barn



Courtyard Barn



The Byre

LOCATION

Lois Farm is set in a peaceful and tranquil position down a no-through lane in the heart of the outstanding Blackmore Vale countryside on the Somerset Dorset border and enjoys splendid views across the surrounding farmland and beyond. Templecombe village is 3 miles away with a mainline train station and Co-op store. The local towns of Wincanton, Sherborne and Shaftesbury provide an excellent variety of retail, educational, recreational and cultural facilities. The area is renowned for its education with The Sherborne Schools, Leweston, Port Regis and Kings Bruton independent schools and several good state schools all within a 30-minute drive.

MATERIAL INFORMATION

Mains water off single meter.

Mains electricity and solar panels on the barn roof provide power and an income.

Klargester private system installed in 1995.

The property is not listed.

The lane off Batchpool Lane down to the farm entrance is an adopted highway. It continues as a public bridleway.

Somerset Council Tax Band F.

EPC ratings: Farmhouse - D, Courtyard Barn - D, The Byre - C

DIRECTIONS

From the A303 at Wincanton take the A357 south for 2 miles to Horsington. Go through the village passing the village pond and proceed along Batchpool Lane for 1 mile to Lois Farm entrance lane on your right hand side. Follow the lane to the farm.

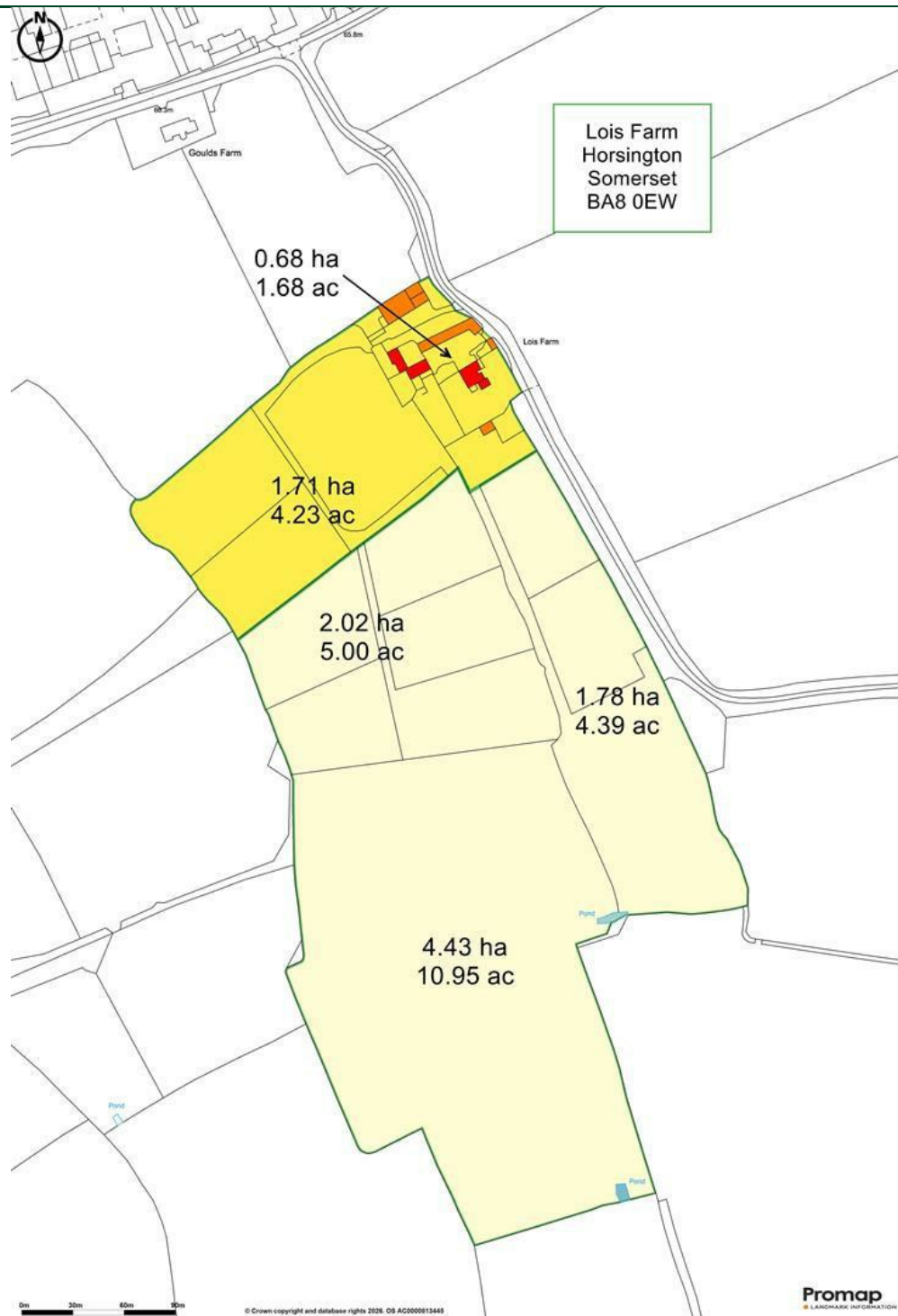
What3Words: /// picnic.units.stuck

VIEWING

Strictly by prior appointment with Symonds and Sampson LLP.

Tel: 01258 472244





Lois Farm, Horsington, Templecombe

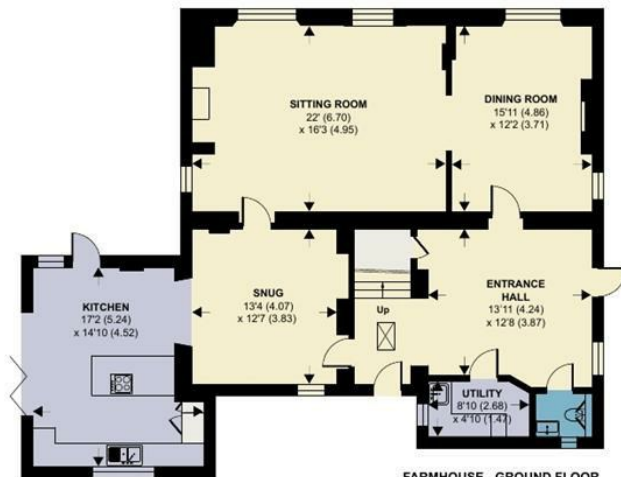
Farmhouse = 2459 sq ft / 228.4 sq m
 Courtyard Barn = 1436 sq ft / 133.4 sq m
 The Byre = 919 sq ft / 85.3 sq m (exclude void)
 Barn = 2169 sq ft / 201.5 sq m
 Garage = 188 sq ft / 17.4 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
81-94	B		
69-80	C		
55-68	D		
40-54	E		
21-39	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



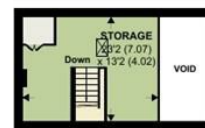
FARMHOUSE - FIRST FLOOR



FARMHOUSE - GROUND FLOOR



BARN GROUND FLOOR



THE BYRE - FIRST FLOOR



THE BYRE - GROUND FLOOR



COURTYARD BARN - GROUND FLOOR



COURTYARD BARN - FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1457158



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