



Bow Cottage

17 Duck Lane, Horsington, Templecombe, Somerset

Bow Cottage

17 Duck Lane
Horsington
Templecombe
Somerset BA8 0EG

A beautifully renovated and immaculately presented dwelling, comprehensively renovated throughout by the current owners to a high standard, set within stunning established gardens and grounds and approached via a sweeping private driveway. Offering elegant and versatile accommodation, together with substantial ancillary accommodation, a double garage and granted planning permission for a first floor extension.



- Handsome village property comprehensively renovated by the current owners to a high standard
- Converted former stables providing excellent ancillary accommodation
- Granted planning permission for a first floor extension
 - Double garage with electricity
 - Landscaped gardens
- Sought after village location, with a strong sense of community
 - No onward chain

Guide Price **£750,000**

Freehold

Sherborne Sales
01935 814488

sherborne@symondsandsampson.co.uk



THE DWELLING

The property is an impressive and beautifully presented country home that has been significantly extended and comprehensively renovated by the current owners to an exceptionally high standard. The result is a substantial and versatile property that combines the character and charm of a traditional property with the comfort and practicality required for modern family living.

The principal house offers generously proportioned accommodation arranged over two floors, with a superb balance of formal and informal reception space. At the heart of the home is a stunning open-plan kitchen/breakfast room, thoughtfully designed and fitted with shaker-style cabinetry, oak work surfaces, integrated appliances and a substantial central island, creating a highly sociable space ideally suited to both everyday living and entertaining. The reception rooms are equally impressive, featuring exposed beams, natural stone flooring and a wood-burning stove, all of which contribute to the warm and welcoming atmosphere throughout the house.

In addition to the main residence, the property benefits from a substantial ancillary building that provides excellent flexibility. This accommodation comprises a double bedroom, a reception room and a bathroom, making it ideal for use as guest accommodation, dependent relatives, home office space or as a self-contained annexe, subject to any necessary consents. Adjoining the ancillary accommodation is a spacious double garage, providing excellent storage and workshop space.

Further enhancing the appeal of the property is a large detached summer house, set within the grounds and offering a variety of potential uses including a studio, gym, garden office or recreational space.

The house and its outbuildings are set within splendid mature grounds, which provide a wonderful sense of privacy and seclusion. The gardens are a particular feature, incorporating extensive lawns, established planting, and a number of seating and entertaining areas.

Planning permission has been granted for a first-floor extension above part of the existing accommodation, which would create an additional bedroom with ensuite facilities and further enhance the already generous living space.



ACCOMMODATION

This handsome and immaculately presented village property has been the subject of a comprehensive programme of renovation and improvement by the current owners, resulting in a particularly stylish and comfortable home that successfully blends period character with modern convenience, all finished to a high standard throughout.

Constructed with traditional materials and arranged over two floors, the property offers generous and versatile accommodation extending to well-proportioned reception rooms and a superb open-plan kitchen/breakfast room, all presented to an exacting specification. Natural stone flooring, exposed ceiling beams, shaker style cabinetry and a carefully considered neutral palette combine to create a warm and elegant interior throughout.

At the heart of the house is a beautifully appointed kitchen/breakfast room, fitted with an excellent range of shaker style units complemented by oak work surfaces, integrated appliances and a central island with inset hob and breakfast seating. This impressive room provides ample space for informal dining and entertaining and serves as the true hub of the home.

In addition, there is a separate dining room, providing an excellent space for more formal meals and entertaining, ideally positioned to complement the flow of the ground floor accommodation.

The principal reception room is a wonderfully atmospheric sitting room featuring exposed beams, a wood-burning stove set within an attractive fireplace and views over the surrounding gardens. The room offers a particularly welcoming environment for both everyday living and more formal entertaining.

A further reception room is currently arranged as a study and family room, offering excellent flexibility and could easily serve as a ground floor bedroom if required, making it ideal for home working, a playroom or occasional guest accommodation.

The first floor provides a well-balanced arrangement of bedrooms and a modern complete bathroom suite, all enjoying pleasant outlooks and continuing the high standard of presentation found throughout the house.





GARDEN

The property is approached via a sweeping private driveway, creating an impressive sense of arrival and leading to the double garage, ancillary accommodation and extensive gardens beyond. Set within beautifully maintained and established grounds, the gardens wrap elegantly around the property and are thoughtfully divided into a series of distinct areas, providing both privacy and variety throughout.

Immediately adjoining the principal house is a formal garden, principally laid to lawn and framed by beautifully landscaped borders, mature shrubs, specimen trees and established planting. The current owners have further enhanced the grounds with the planting of more than 120 trees and bushes, including a variety of fruit trees and a productive herb garden, creating a wonderfully mature and secluded setting. A west facing patio terrace sits adjacent to the open-plan kitchen, where French windows provide an effortless connection between the interior living space and outdoor entertaining areas.

The ancillary accommodation benefits from its own private patio accessed directly

from the reception space via French doors, offering an ideal area for outdoor dining and relaxation.

Beyond the principal gardens, the driveway continues through the grounds towards a further lawned area interspersed with mature planting and trees, enhancing the sense of space and tranquillity. Positioned within this section of the garden is a substantial log cabin complete with electricity, water supply and a plumbed WC, providing highly versatile accommodation suitable for a studio, home office, gym, hobby room or entertaining space.

In addition, the former stables have been thoughtfully converted to provide substantial ancillary accommodation comprising a reception room, bedroom and bathroom, ideal for guest accommodation, multigenerational living or home working. Subject to the necessary consents, there is further potential to develop both the stable conversion and log cabin.

The double garage benefits from light and power together with useful boarded loft

storage above. The property is also well prepared for modernisation and future sustainability, with cabling already installed for electric gates and three-phase electricity available for electric vehicle charging and solar power installation.

SITUATION

The property is situated within the highly regarded village of Horsington, a charming and well-established rural community set amidst the rolling countryside of South Somerset. Surrounded by unspoilt farmland and attractive countryside, the village offers a peaceful yet highly convenient setting, ideal for those seeking a balance between country living and accessibility.

Horsington itself benefits from a strong sense of community and provides a number of local amenities including a village hall, parish church and nearby traditional public houses, whilst the surrounding lanes and bridleways offer excellent walking, cycling and riding opportunities through some of Somerset's most attractive countryside.

More extensive amenities are available in the nearby market towns of Wincanton and



Sherborne. Wincanton provides a good range of everyday facilities including supermarkets, independent shops, cafés and schooling, whilst the historic Abbey town of Sherborne is particularly renowned for its beautiful period architecture, boutique shopping, restaurants and cultural amenities. Sherborne also offers an excellent selection of highly regarded state and independent schools, together with a mainline railway station providing direct services to London Waterloo, making the area well suited for both families and commuters alike.

The wider area is noted for its wealth of recreational pursuits, with numerous country houses, golf courses and equestrian facilities nearby, together with easy access to the Cranborne Chase National Landscape and the wider Somerset and Dorset countryside.

Despite its idyllic rural setting, the property is exceptionally well connected. The A303 lies within easy reach, providing swift road access to London, the South West and the national motorway network, whilst rail services from nearby Templecombe, Castle Cary and Sherborne offer convenient connections to London and regional centres.

MATERIAL INFORMATION

Mains electric, water and drainage.
 Oil-fired central heating.
 Septic tank to the summer house.
 Broadband - Ultrafast broadband is available.
 Mobile phone network coverage available at the property, for further information please see Ofcom.
 Somerset Council
 Council Tax Band - D

Planning permission has been granted for the property to raise the roof of the existing kitchen extension to create an additional bedroom. For further information please see planning reference number - 25/00850/HOU

Planning for the neighbouring plot of the property has been granted for the erection of 9 dwellings with associated access, parking and garaging. Please see Somerset planning portals using planning reference number - 26/00712/NMA

Surface Water Flooding - the Government's flood risk assessment at <https://checklong-term-floodrisk.service.gov.uk/risk#> gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property with flooding during their or previous ownerships. The vendors inform us that the property is protected by way of storm drainage taking surface water away from the property.

The summer house includes a toilet connected to a septic tank. We understand that the tank itself is compliant; however, it has been installed below ground despite being a model designed for above-ground installation. Prospective purchasers are advised to make their own enquiries regarding any implications of this arrangement.

DIRECTIONS

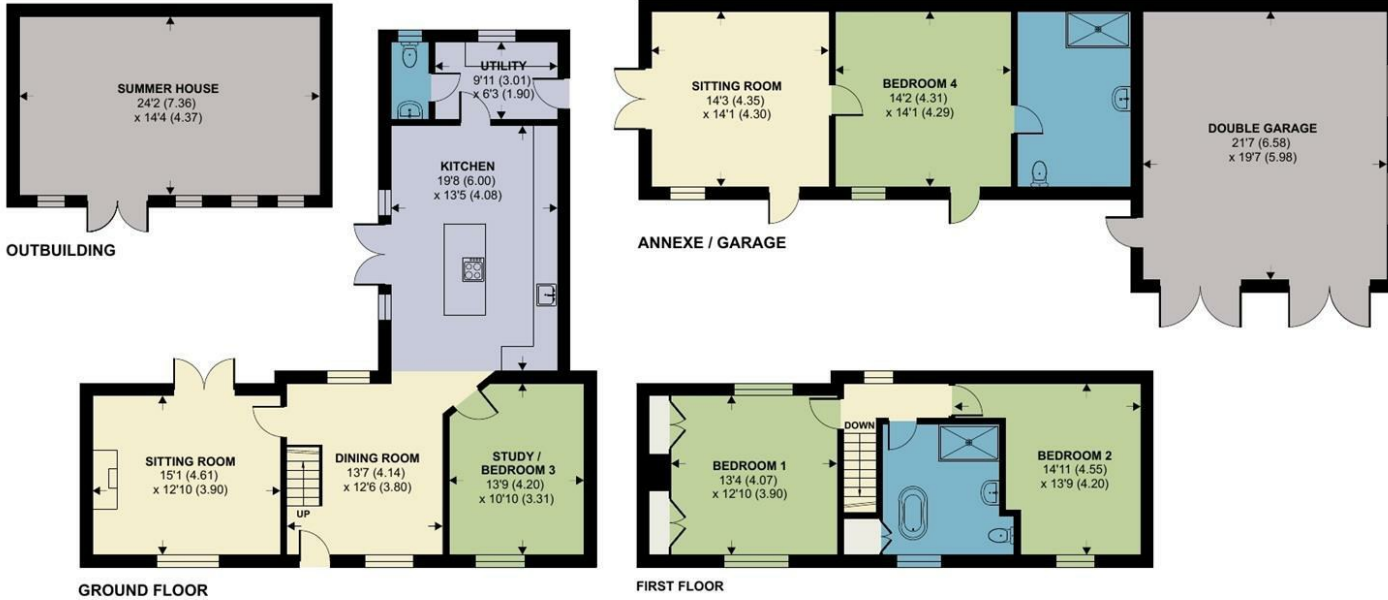
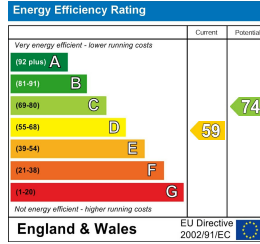
What3words - ///private.riverside.motel



Horsington, Templecombe

Approximate Area = 1425 sq ft / 132.3 sq m
Annexe = 543 sq ft / 50.4 sq m
Garage = 424 sq ft / 39.3 sq m
Outbuilding = 346 sq ft / 32.1 sq m
Total = 2738 sq ft / 254.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1454860



Sherb/KS/0526



01935 814488

sherborne@symondsandsampson.co.uk
Symonds & Sampson LLP
4 Abbey Corner, Half Moon Street,
Sherborne, Dorset DT9 3LN



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

Symonds
& Sampson

