



THE BARN

Pen Selwood, Wincanton



A CHARMING THREE BEDROOM COUNTRY BARN WITH DETACHED ANNEXE AND OUTSTANDING EQUESTRIAN FACILITIES IN A SOUGHT-AFTER VILLAGE SETTING, OFFERED IN TWO LOTS.

The property occupies a peaceful rural position in the charming village of Pen Selwood close to Wincanton.

Main House				Annexe			
			EPC				EPC
3	2	3	D	2	1	1	N/A

Land Area: Lot 1 – 4.70 acres & Lot 2 – 3.03 acres

Services: We are advised that the property is connected to mains electricity and water.

Private drainage (septic tank which does conform to current regulations). Oil fired central heating. Wessex fast fibre broadband to the house.

Green Credentials: Solar panels (2.3kW system), installed in 2010, owned outright with 9 years remaining on the FiT

Local Authority: Somerset Council - <https://www.somerset.gov.uk/>

Council Tax: Band F

what3words:///: onlookers.oven.kettles

Method of Sale: We are advised that the property is Freehold

Viewings: Strictly by prior appointment with the agent Knight Frank LLP

Agents Note: Public Footpath that crosses the paddock constituting Lot 2

SITUATION

Pen Selwood is a charming and vibrant village with a well-developed sense of community, offering access via a quiet village road to Stourhead West Estate with its miles of off-road riding. The village is close to the market town of Wincanton, an area rich in history and cultural heritage and Gillingham which offers a lively selection of independent shops, cafés, and supermarkets.

The sought-after towns of Bruton and Castle Cary are both within easy reach, with an excellent selection of restaurants, galleries and independent shops, offering a unique and eclectic experience and adding further cultural and lifestyle appeal to the area.

The area is well served by highly regarded independent schools including Sherborne School, Clayesmore School, and Hazlegrove School, all within easy reach.

Transport links are excellent, with the nearby A303 providing swift access to London via the M3 motorway and onward to the South West. Gillingham station offers mainline rail services to London Waterloo.

Wincanton 4 miles, Gillingham 6 miles, Bruton 7 miles, The Newt 9 miles, Castle Cary 11 miles, Sherborne 15 miles, (all distances are approximate).



THE HOUSE

The Barn is a charming detached property arranged around a traditional courtyard setting.

Entry is via a central dining hall with double doors and an enclosed porch opening directly onto the courtyard on one side and the garden on the other. The dining hall is oak-floored, with oak doors throughout the ground floor adding cohesion and quality.

Adjoining the dining hall on one side is a well-proportioned study, complete with a log-burning stove and a striking floor-to-ceiling bookcase along one wall. On the other side, you move into a spacious double-aspect living room with exposed beams, original features, and attractive views across the garden.

A separate entrance leads via a utility room to a welcoming country kitchen featuring terracotta tiled flooring and an electric AGA, creating a warm and characterful heart to the home.

The first floor comprises a principal bedroom with en-suite bathroom, beamed ceiling, and extensive fitted wardrobes and linen cupboard. This, along with two further double bedrooms and a family bathroom, is connected by a large, light-filled landing that enhances the sense of space.



The Annexe



The Annexe

THE ANNEXE

Positioned across the courtyard from the barn, the annex offers flexible accommodation with considerable potential.

Entry is through an enclosed tiled porch into a generous double-height main living space with a log burner. Two bedrooms lead off on either side, along with a bathroom and space suitable for the addition of a kitchen, subject to the necessary consents.

This layout lends itself well to guest accommodation, multi-generational living, or potential rental income.



GARDENS, GROUNDS & OUTBUILDINGS

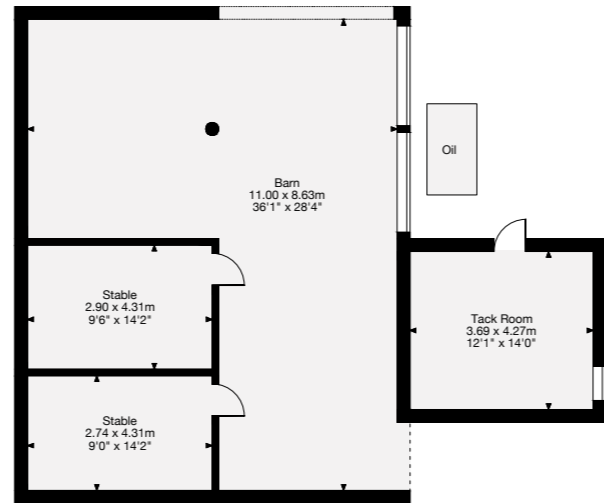
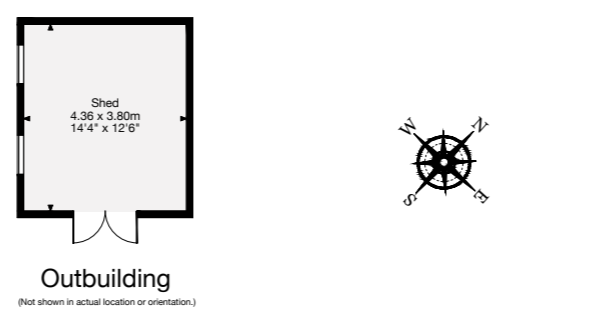
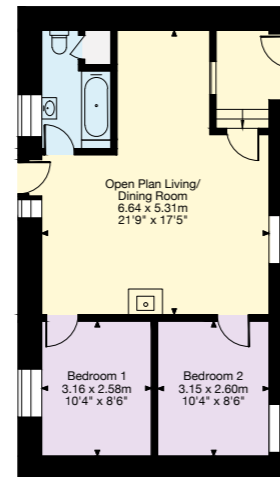
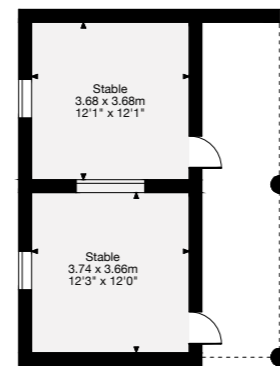
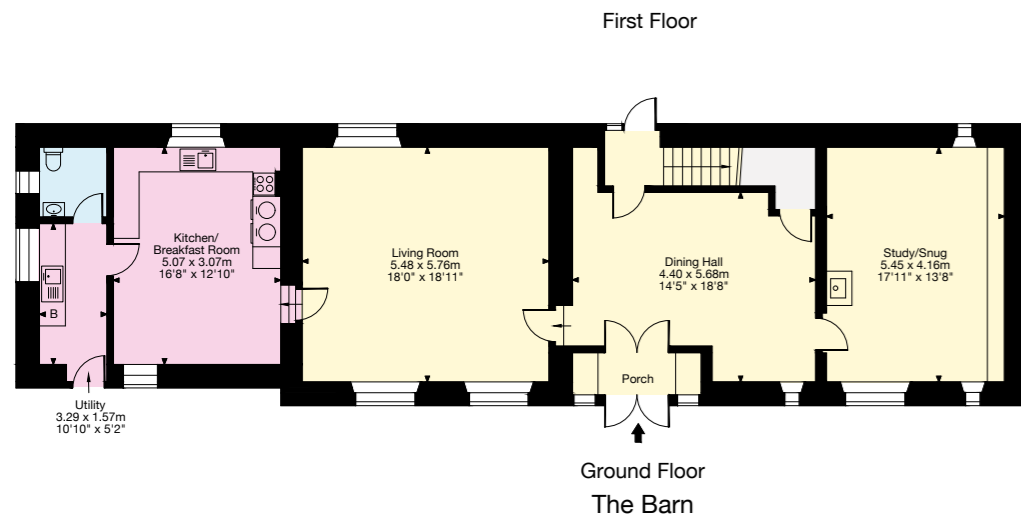
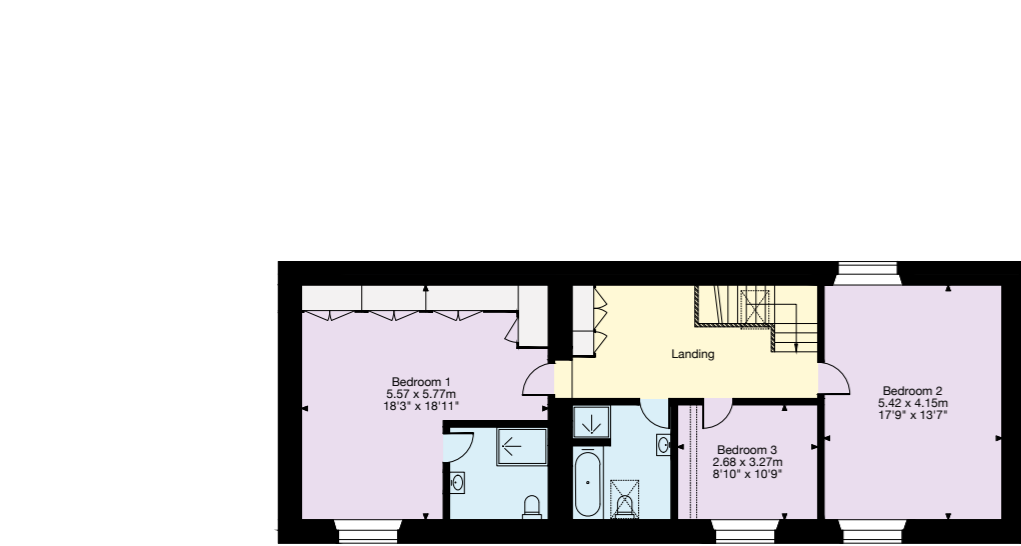
The courtyard is enclosed on two sides by traditional stone walling and provides extensive hardstanding and parking for multiple vehicles, with direct access to both the barn and the annex.

Equestrian facilities are a significant feature of the property. Beyond the barn is a purpose-built stable block housing two stables, additional hardstanding, and electrical supply. A larger barn provides two loose boxes and substantial storage, with electricity supply and rainwater storage. An adjacent outbuilding has served as a tack room.

Behind the stable block is a 40m x 20m manege with a sand and plastic-mix surface.

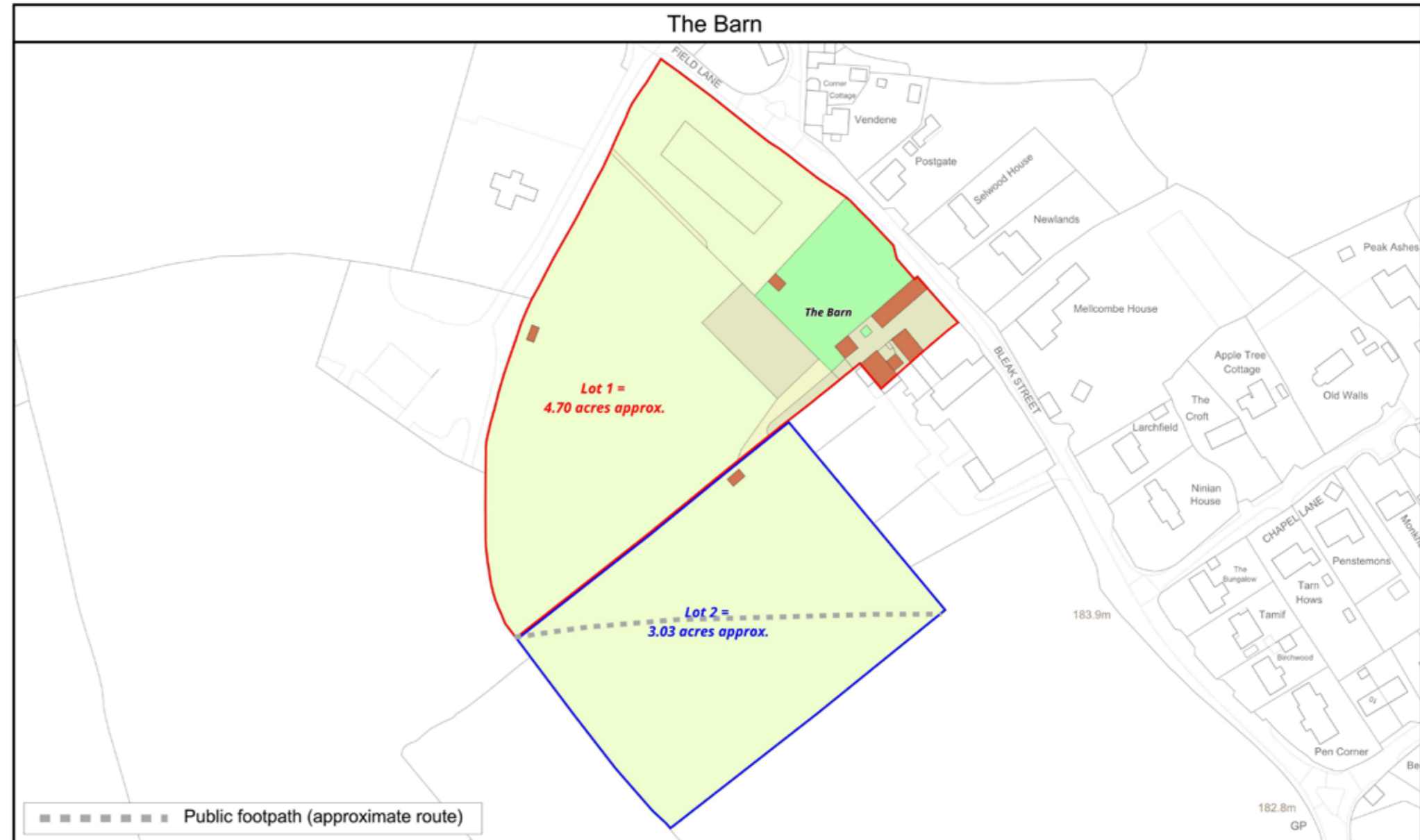
The land is divided into three well-drained paddocks, one of which is listed as Lot Two, all enclosed with post-and-rail fencing and supplemented on the two larger paddocks with horse-safe netting. Each paddock benefits from water supply, and two field shelters are in situ.

Beyond the patio, the south-west-facing garden is mature and well established, planted with a variety of shrubs, fruit trees, and colourful flower beds. A charming garden shed with double-glazed windows and door provides additional utility space.



Approximate Gross Internal Area
 Main House = 211 sq m / 2,276 sq ft
 Annexe = 52 sq m / 559 sq ft
 Outbuildings = 156 sq m / 1,679 sq ft
 Total Area = 419 sq m / 4,514 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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 Scale: 1:1900 @ A4
 Plan Ref: 20728

Title: **The Barn**

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