

An aerial photograph of Saddle Street Farm. The main house is a white, two-story building with a traditional thatched roof and a prominent chimney. To its right is a long, single-story stone outbuilding with a grey tiled roof featuring several skylights. A rectangular swimming pool is situated in the foreground, adjacent to the stone outbuilding. The property is surrounded by lush green lawns, mature trees, and dense hedges. In the background, rolling hills and fields are visible under a clear blue sky with a few wispy clouds.

Saddle Street Farm

Saddle Street, Thorncombe, Chard, Dorset

Saddle Street

Saddle Street

Thorncombe

Chard

Dorset TA20 4PY

A charming Grade II listed thatched farmhouse enjoying outstanding countryside views, complemented by a self-contained annexe, detached studio, extensive outbuildings, swimming pool, and paddocks.



- Exceptional Grade II listed detached thatched Farmhouse
 - Self-contained two-bedroom annexe
 - Detached studio with kitchenette and WC
- Extensive traditional outbuildings and stable
 - Heated outdoor swimming pool
 - Paddocks and wildlife area
- Outstanding far-reaching countryside views

Guide Price **£1,200,000**

Freehold

Beaminster Sales

01308 863100

beaminster@symondsandsampson.co.uk



INTRODUCTION

Saddle Street Farm is an exceptional period home occupying an elevated position on the edge of the sought-after village of Thorncombe. Enjoying far-reaching views across the surrounding West Dorset countryside, the property combines the character of a traditional Grade II listed thatched farmhouse with the versatility of a substantial detached annexe, an impressive range of stone outbuildings, a heated outdoor swimming pool and approximately five acres of gardens and paddocks.

Properties offering this combination of heritage, privacy, ancillary accommodation and lifestyle facilities are increasingly difficult to find and will appeal to purchasers seeking a family home with income potential, multi-generational living or a smallholding in an attractive rural setting.

THE PROPERTY

Believed to date from the seventeenth century, Saddle Street Farm is an attractive Grade II listed thatched farmhouse that has been sympathetically maintained, successfully combining period character with comfortable modern living.

The accommodation is beautifully balanced, with well-proportioned reception rooms providing generous space for both everyday family life and entertaining. Original features throughout the house, including exposed beams, deep window reveals and traditional fireplaces, reflect the property's heritage, while tasteful decoration creates a light and welcoming interior.

At the heart of the house, the kitchen is well equipped and enjoys direct access to the dining room, creating an excellent sociable space. A separate sitting room provides a comfortable retreat, whilst the adjoining study offers an ideal home office or snug.

The first floor offers two spacious double bedrooms, both enjoying attractive views across the surrounding countryside. The principal bedroom benefits from an impressive en-suite bathroom featuring a freestanding roll-top bath, while the second bedroom is served by a separate family shower room. Together, the bedrooms provide comfortable and characterful accommodation, perfectly suited to both family living and visiting guests.

Throughout the property, the elevated position allows many of the principal rooms to enjoy delightful views across the gardens and rolling West Dorset countryside beyond, reinforcing the peaceful rural setting that makes Saddle Street Farm so special.

THE ANNEXE

Positioned separately from the main house, the detached annexe offers excellent independent accommodation. Arranged with an open-plan kitchen, dining and sitting room together with two bedrooms and bathroom facilities, it is ideally suited to extended family, guests or dependent relatives.

Equally, subject to any necessary consents, the annexe could provide opportunities for holiday letting or ancillary income.





OUTSIDE

OUTBUILDINGS

One of Saddle Street Farm's most impressive features is its extensive collection of traditional outbuildings.

The substantial barn offers excellent storage together with considerable flexibility for a variety of uses, subject to any necessary consents. Adjoining stores and the former stable provide further practical space, while an additional detached studio building creates an ideal environment for home working, hobbies or creative pursuits.

Together the outbuildings significantly enhance the property's versatility and offer excellent potential for those seeking workshop space, secure storage or future adaptation.



GARDENS, GROUNDS AND LAND

The grounds have been thoughtfully arranged to create a wonderful balance between formal gardens and usable land.

Immediately surrounding the house are established gardens with mature trees, productive planting and attractive terraces enjoying elevated views across the valley. The heated outdoor swimming pool occupies a particularly private position alongside the principal terrace, creating an excellent setting for summer entertaining.

Beyond the formal gardens lie enclosed paddocks extending to approximately five acres in total, offering opportunities for grazing, small-scale equestrian use or simply enjoying the surrounding landscape.

Mature hedgerows and trees provide excellent shelter and privacy, while the gently sloping land enhances the property's outstanding rural outlook.

SITUATION

Thorncombe is a thriving and picturesque village situated on the Devon and Dorset border within the beautiful Blackdown Hills National Landscape. The village offers an excellent range of local amenities including a highly regarded primary school, village shop, church, public house and active community.

DIRECTIONS

What3words [///science.doubts.teamed](https://www.what3words.com/)

SERVICES

Mains water and electricity, Private drainage are connected.
Oil central heating and a wood burner.
Air source heat pump for Annexe and Swimming pool.

Broadband - Standard and Superfast are generally available in the area for connection.



Mobile phone coverage - There is mobile phone coverage in the area, please refer to Ofcom's website for more details.

LOCAL AUTHORITY

Dorset council

Saddle Street Farm : Council tax band - F

Farm Annexe : Council tax band - B

MATERIAL INFORMATION

At the time of launching the property to the market:-

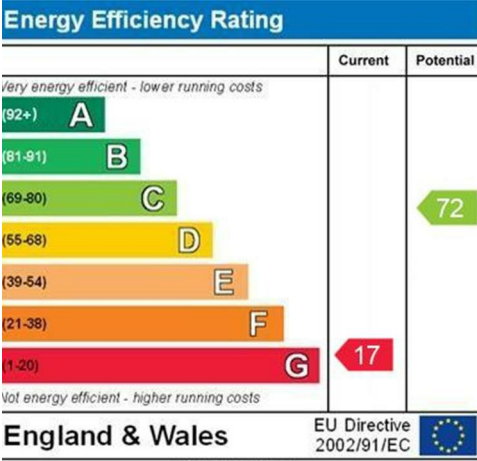
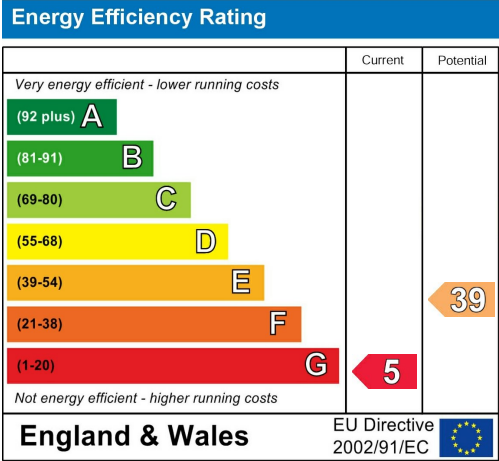
Activated planning for - Demolition of an

existing building and erection of a replacement building to provide rural employment and formation of car park area.

Hedges on the land must be kept in a stock proof condition.

The thatch is due to have the ridge replaced in September 2026.

Photographs taken July 2026 © Symonds & Sampson.



Saddle Street, Thorncombe, Chard

Approximate Area = 1698 sq ft / 157.7 sq m

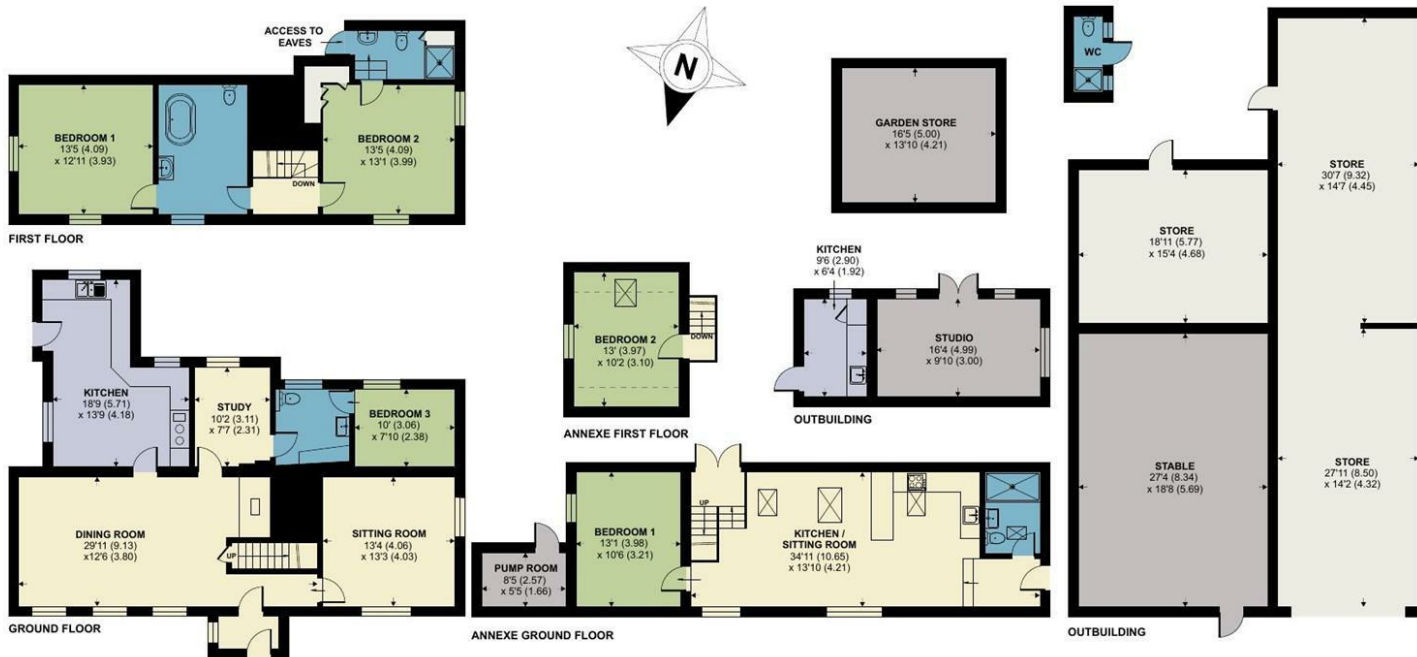
Limited Use Area(s) = 41 sq ft / 3.8 sq m

Annexe = 727 sq ft / 67.5 sq m

Outbuildings = 2152 sq ft / 199.9 sq m

Total = 4618 sq ft / 429 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: 1500253

© nctechcom 2026.



BEA/3857/MED/7.8.26



naea | propertymark
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01308 863100

beaminster@symondsandsampson.co.uk
Symonds & Sampson LLP
36, Hogshill Street,
Beaminster, Dorset DT8 3AA



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.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT