



LONGLANDS

Longlands Lane, East Coker, Somerset



A HANDSOME UNLISTED DETACHED FAMILY HOME

recently renovated to an exceptionally high standard, with beautiful indoor swimming pool, two self contained annexes and a range of outbuildings. Set within 10.37 acres of garden and grounds.



Local Authority: Somerset Council

Council Tax band: Main house H / Annexes: Business Rates

Tenure: Freehold

Postcode: BA22 9HN What3words:///bike.supporter.motion

Services: Mains electric and drainage. Main House: Private Water supply, Air source heat pump / Annexes: Mains water, LPG central heating.

Viewings strictly by appointment only through Knight Frank LLP



LOCATION

Longlands is situated in the popular and picturesque village of East Coker, with a range of amenities, including a primary school, church, the popular Helyar Arms pub, a farm shop, and a local village café. For wider needs the historic Abbey town of Sherborne and the larger regional centre of Yeovil are both within easy reach, providing extensive shopping, business and leisure facilities. Mainline railway connections are from Sherborne/Yeovil Junction (from Waterloo 2.25 hours) Yeovil Pen Mill (Bristol 1.5 hours). Bristol, Bournemouth and Exeter airports are all easily accessible for UK and international connections. There is a wide choice of excellent schools from both the state and independent sectors including The Gryphon School (Sherborne) in the state sector and Leweston, Port Regis, the Sherborne schools and Hazlegrove in the independent sector.







THE PROPERTY

Longlands is an attractive former farmhouse with 17th-century origins, constructed of Hamstone elevations under a slate roof. Lovingly restored by the current owners to a high standard, the accommodation combines period features with modern living. The main entrance leads you through a small porch, opening into a wide and impressive entrance hall with the two main reception rooms flanking each side. Access from the dining room leads to two further reception rooms, the back hall and the whole property has a circular flow linking the ground floor living spaces ending with the kitchen/breakfast room which is situated to the rear of the house. From the back entrance hall, access leads into the leisure complex, complete with an impressive indoor heated swimming pool, with separate WC and shower room. On the first floor are the principal bedroom with dressing room and ensuite bath/shower and a further five generous double bedrooms, all with en-suites. The property further benefits from two exceptional self-contained annexes, each thoughtfully designed to provide comfort and privacy. Annexe One is a one-bedroom stable conversion, featuring an open-plan living space with shower room. Annexe Two is a two bedroom single storey conversion with large open-plan living space and bathroom. Both annexes have independent access presenting exceptional opportunity for use as guest accommodation, holiday rental income or for multi-generational living.







Cottage

GARDENS AND GROUNDS

Set within 10.37 acres of land the property enjoys an idyllic setting, with grounds that surround the house providing a private and secluded situation. A long gravel drive leads to the house offering ample parking for multiple vehicles. The land consists of well-maintained gardens and pasture that extends to the property's borders. The gardens are predominantly laid to lawn, including a selection of mature trees. A beautiful lake sits to the front of the house. To the rear of the property, there is an established kitchen garden with raised beds and a greenhouse ideal for keen gardeners. There is an extensive range of outbuildings which can be accessed conveniently from the rear gardens offering excellent scope for storage, workshops and including a shepherd hut providing a versatile space, perfect for use as a home office, summer house or additional guest accommodation. There are two detached garages, both benefitting from light and power, providing ample space for multiple vehicles, workshop use or additional storage.



Cottage



Longlands Lane East Coker, Yeovill



Gross Internal Area (Approx.)

Main House (excl. Voids) = 611 sq m / 6,583 sq ft

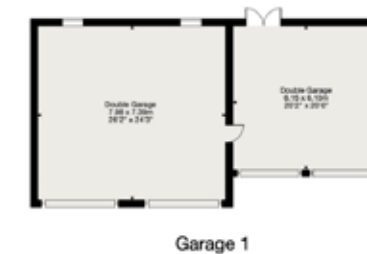
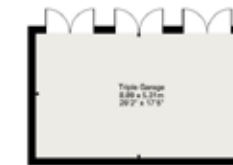
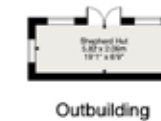
Annexe 1 = 28 sq m / 300 sq ft

Annexe 2 = 59 sq m / 635 sq ft

Garages = 145 sq m / 1,567 sq ft

Outbuildings = 85 sq m / 910 sq ft

Total Area = 928 sq m / 9,995 sq ft



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.



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