

Symonds
& Sampson



Lois Farm

Horsington Somerset

Lois Farm

Batchpool Lane
Horsington
Templecombe
Somerset BA8 0EW

An immaculately presented period farmhouse in a private position with two holiday cottages, barns and land

 26.25 acres

- A traditional stone farmhouse providing generous accommodation over 2,500 sq.ft
- Immaculately presented including a new kitchen
- Two recently upgraded holiday cottages with strong occupancy rates
- New lime pointing on entire farmhouse and cottages
- Stone barn containing games room, studio and workshop
 - Steel dutch barn with four new stables
- Large lawned garden, vegetable garden and lambing shed
 - 25 acres of level productive pasture land
 - Private position down a no through lane
- Far reaching views over Blackmore Vale countryside

Guide Price **£1,850,000**

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. Through a door is a 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 barn.



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 currently used as a games room, workshop, studio, storage and an office on a first floor. The barns are perfect for conversion, subject to consent, to an annexe, further holiday cottage, offices or studios.

With a separate road entrance is the Dutch Barn, a 6-bay barn measuring 27.4m x 12.2m (90' x 40') which has also been recently updated with the installation of four 14' x 12' internal stables with external and internal doors and a concrete floor.

THE LAND

Stretching beyond the farmstead are 4 main fields of level productive permanent pasture enclosed within mature hedgerow boundaries. The land is loam over clay and classified Grade 3 on the ALC. The first 3 fields are divided by electric fencing into smaller paddocks to aid grazing and stock management. Located in one paddock is a timber lambing shed. At the far end of the land are two small natural ponds.

Lois Farm extends in total to 10.62 hectares (26.25 acres).



LOCATION

Lois Farm is set in a tranquil position 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 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.

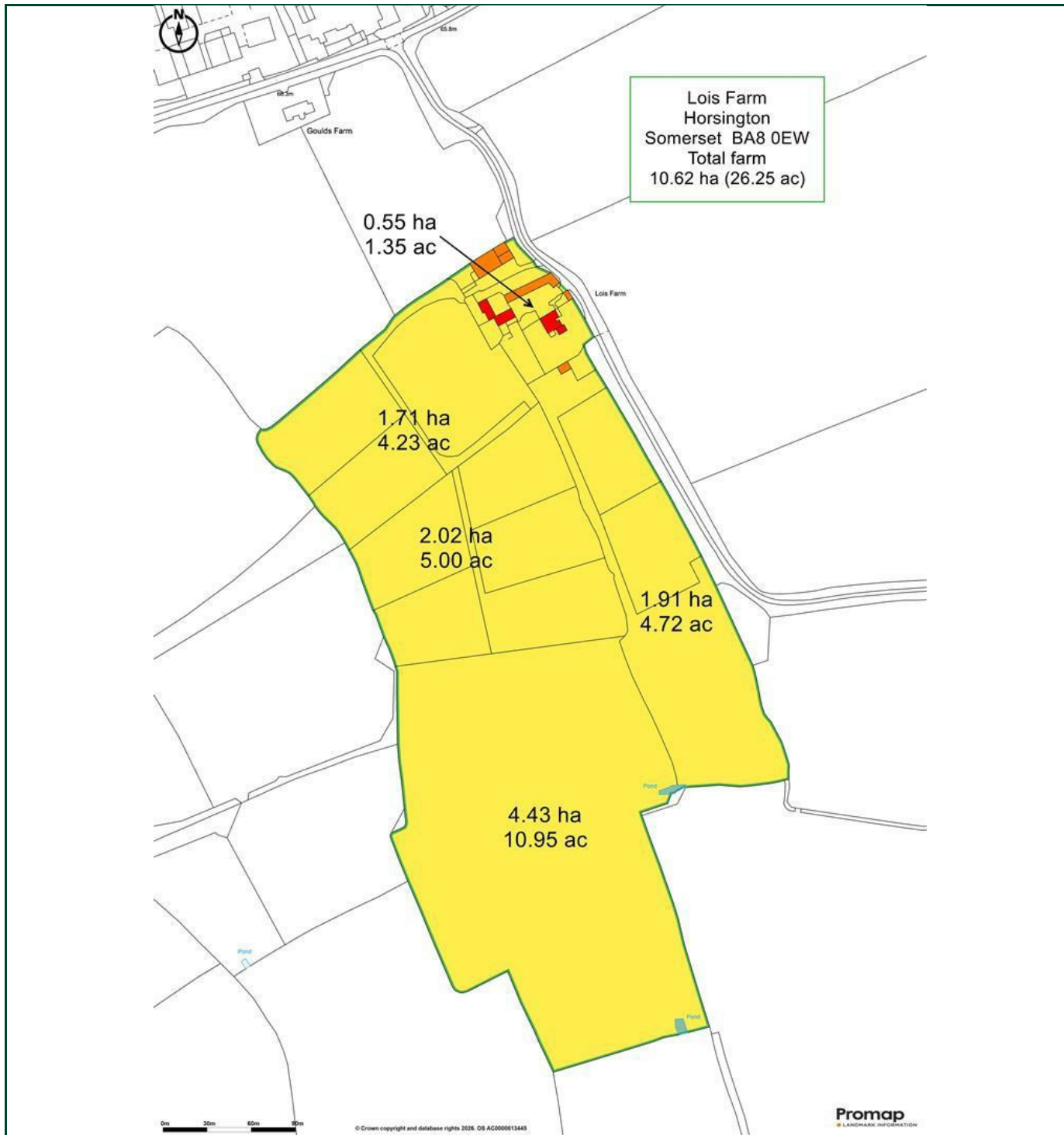
What3Words: /// picnic.units.stuck

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

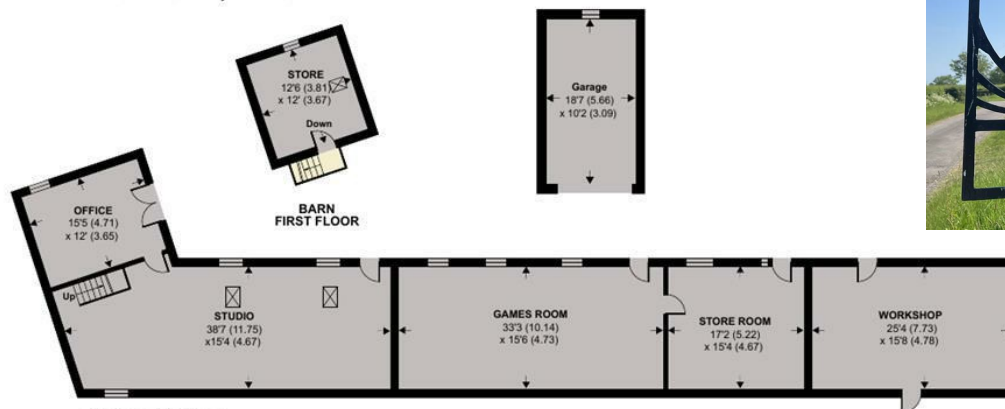
For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Needs to be improved	D		
Needs improvement	E		
Needs significant improvement	F		
Very poor energy efficiency - higher running costs	G		
		85	56

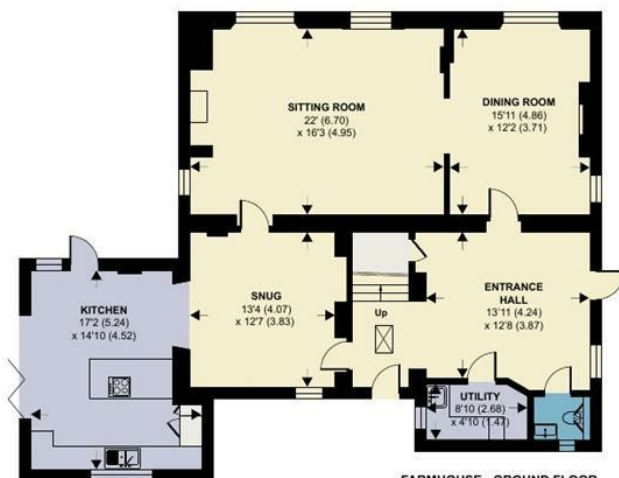
England & Wales
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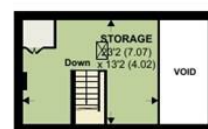
FARMHOUSE - FIRST FLOOR



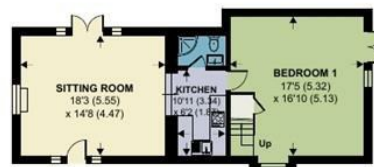
BARN GROUND FLOOR



FARMHOUSE - GROUND FLOOR



THE BYRE - FIRST FLOOR



THE BYRE - GROUND FLOOR



COURTYARD BARN - GROUND FLOOR



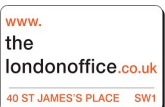
COURTYARD BARN - FIRST FLOOR



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



SturAg/AJT/May2026



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