



Woolston Farmhouse

Woolston, North Cadbury, Yeovil, Somerset

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Woolston
North Cadbury
Yeovil
Somerset BA22 7BL

A versatile mid 19th century farmhouse set in a peaceful rural hamlet comprising a three-bedroom principal residence, a two-bedroom cottage, adjoining granary barn and detached stone stable barn with potential for upgrading and conversion



- Set in a wonderfully peaceful yet accessible countryside hamlet
- Principal residence comprising a well-proportioned three-bedroom property
 - Secondary self-contained two-bedroom cottage, previously let
 - Private lawned and vegetable gardens
- Two storey granary barn, stone stable barn and timber stables offering potential
- Perfect for multi-generational living, income generation or recreational use
- Productive 7.73 acre field nearby also available, guide price £125,000

Guide Price £775,000

Freehold

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INTRODUCTION

An attractive traditional mid 19th century farmhouse constructed of local stone under a tiled roof with the added benefit of not being listed.

The house is currently arranged as two separate dwellings: a principal three-bedroom residence and a secondary, self-contained two-bedroom cottage, until recently let to a third party. This configuration provides an ideal opportunity for multi-generational living, guest accommodation or supplementary income, with the added potential to reinstate the farmhouse as a single, substantial residence.

The property is further enhanced by a two storey granary and a traditional stone stable block, presenting excellent scope for further development, subject to the necessary consents.

ACCOMMODATION

The principal farmhouse affords well proportioned and practically configured accommodation enjoying dual westerly and easterly aspects. Boasting a wealth of period charm and character features normally reserved for a listed dwelling, the farmhouse also boasts a sun room added in 2002 which takes full advantage of the private rear garden.

To the front elevation, a sizeable entrance hall is currently a reception and office, which leads seamlessly through to the principal sitting room enjoying a feature inglenook fireplace with Bessemer beam, bread oven and inset large woodburner producing plenty of heat. The kitchen and adjoining sun room situated to the rear are well suited to everyday family living and informal entertaining. The first floor presents three generously proportioned double bedrooms, the principal suite benefiting from ensuite facilities. The remaining bedrooms are served by a well-appointed family bathroom.

The adjoining Cottage is equally well considered, offering a substantial sitting room to one side and a generously scaled kitchen/breakfast room to the other, together with a ground floor shower room. To the first floor are two double bedrooms, further complemented by a family bathroom, creating a highly comfortable and self-contained living environment.





GARDEN

The frontage provides a small lawned garden and gravelled entrance drive which leads to the stabling and yard. To the rear is a well-established and thoughtfully maintained garden, featuring a level lawn, mature flower beds and shrub borders, an ornate 40 year old Yew tree, a variety of established fruit trees and a small stone garden store. A patio area is conveniently positioned immediately to the rear of the house, offering an ideal space for outdoor entertaining.

OUTBUILDINGS

A two storey Granary adjoining the Cottage with external steps rising to the first floor is currently utilised for general storage and

presents considerable scope for conversion, incorporation or alternative use, subject to the necessary consents.

The stable yard comprises a single storey stone barn currently housing four 15ft x 11ft stables and a tack room which previously benefited from planning permission for the creation of ancillary accommodation. In addition are three apex roof timber 12ft x 10ft stables all served by a large concrete courtyard.

LAND

Located only 250m down Woolston Road is a field of 7.73 acres. The gently sloping field is well suited to equestrian and smallholding purposes benefitting from a relatively free draining

loam over lower Oolite bedrock and classified Grades 1 and 3 on the ALC. Currently down to permanent pasture, the field enjoys direct road access, a water supply and is bounded by mature hedgerow and stock fenced boundaries. A public footpath runs along the eastern boundary.

The field is available to prospective purchasers of Woolston Farmhouse with a guide price of £125,000

MATERIAL INFORMATION

Separately metered mains electricity to each dwelling. Single metered mains water and a private water treatment plant serves both dwellings.



Oil-fired central heating with two oil tanks. A Rayburn provides heating and hot water in the farmhouse while a separate boiler is located in the cottage.
 Ultrafast Broadband is available.
 Mobile phone network coverage is available at the property, for further information please refer to Ofcom.
 Somerset Council, Council Tax Bands - Farmhouse: E, Cottage: A
 The property is situated in a conservation area but is not listed.
 The property has been re-roofed with a tiled finish over the original thatch.
 Planning permission has been granted on the neighbouring farm building for conversion to a detached dwelling, application ref. no. 25/00114/FUL. The vendors are retaining and construction is well progressed at the time of writing.

SITUATION

Woolston is a traditional Somerset rural hamlet of detached houses, cottages and former farms betwixt North Cadbury and Yarlington villages. North Cadbury 1 mile west is a quintessential Somerset village, offering a welcoming community, a parish church, a village pub and a well-regarded village shop. These amenities complement the serene and private setting of this property, making it an ideal balance of rural living and practical convenience.

The location combines rural charm with excellent accessibility. Within a 10 minute drive is the acclaimed 'The Newt at Somerset' and Bruton, 'aka the Notting Hill of the south west'. The nearby towns of Wincanton and Sherborne provide a comprehensive

range of retail, dining and leisure facilities whilst Castle Cary has a mainline railway station to London Paddington, as well as its popular Tuesday market. The A303 is nearby facilitating easy access to the wider region.

The property is well positioned for families with a selection of highly regarded state and private schools within easy reach. The surrounding countryside offers extensive opportunities for walking, cycling and equestrian pursuits, enhancing the appeal of this rural lifestyle.

DIRECTIONS

What3words - [///ironclad.depended.cured](https://www.what3words.com/ironclad.depended.cured)
 Woolston is best approached from North Cadbury or Yarlington. The lane from Blackford is very narrow.

Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
10-15	A		
16-20	B		
21-25	C		
26-30	D		
31-35	E		
36-40	F		
41-45	G	28	71
The more energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Farmhouse Approximate Area = 1846 sq ft / 171.5 sq m
 Annexe Approximate Area = 1008 sq ft / 93.6 sq m
 Granary Approximate Area = 562 sq ft / 52.2 sq m
 Total Approximate Area = 3416 sq ft / 317.3 sq m

For identification only - Not to scale

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Symonds & Sampson. REF: 1430683



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