Symonds & Sampson



The Stables

Higher Farm, Limington, Yeovil, Somerset

The Stables

Higher Farm
Limington
Yeovil
Somerset
BA22 8EG

4 2 1

- No Onward Chain
- Lovely Country Views
- Extensive Parking
- Double Garage
- Rare Opportunity
- Really Spacious

Guide Price £625,000
Freehold

Yeovil Sales
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THE DWELLING

A very spacious barn conversion, believed to have been converted from stables in 1999, of natural stone construction, with windows with attractive brick quoining.

The barn also benefits from sealed double glazing, coved ceilings, attractive timber doors, oil central heating, and lies in a cul-de-sac location with good-sized gardens and backing onto fields.

ACCOMMODATION

A brick-pillared storm porch has a double-glazed entrance door and a side screen leading to the reception hall, which in turn has a hatch to the roof space, a timber floor and a door to the rear.

The drawing room is absolutely sensational, being triple aspect and again having a timber floor. There are two French doors to the front and windows to the rear, there is a wood burner with an attractive brick chimney breast and surround and a beamed ceiling.

In keeping with the rest of this property, the kitchen/dining room is a very good size, having a comprehensive range of units with granite worktops and timber doors with gunmetal door furniture. There is a five-ring gas hob (LPG), whilst there is also a stainless steel hood, single oven with combination oven/microwave above, dishwasher and both floor and wall tiling.

There is a long inner hallway with an airing cupboard and two windows to the rear. There are four bedrooms, an en suite shower room to the master with a double shower cubicle and a good-sized family bathroom with a spa bath and a separate shower cubicle.

There is a rear lobby with a door to the garage, a cloakroom with a white suite and a useful utility room enjoying an aspect over the front of the property.













OUTSIDE

To the front is a small area of shared driveway, which leads to a very good-sized gravelled area providing parking for multiple vehicles. This in turn leads to a double garage with twin electric roller doors, light and power connected, extensive eaves storage, oil-fired boiler and a further electric roller door to the rear garden.

The gardens to the front comprise an attractive crazy paved patio with trellis, whilst to the rear, the garden is a real feature, having good-sized lawns, decking, oil tank, external tap, power and light.

To the side of the property is a number of raised beds with sleepers, a vegetable garden and mature trees.

SITUATION

The property is situated in the highly desirable village of Limington, nestled in the heart of the Somerset countryside. This peaceful and picturesque village is known for its attractive period architecture, rural charm, and strong sense of community. Limington also benefits from a well-regarded village pub.

The historic market town of Sherborne lies approximately 11 miles to the east and offers a superb range of independent shops, cafes, restaurants and cultural attractions, including the renowned Sherborne Abbey. Sherborne also boasts an excellent selection of both state and independent schools, including the highly regarded Sherborne Boys School and Sherborne Girls.

Everyday amenities can be found in the nearby towns of Sherborne and Ilchester, with more extensive facilities in Yeovil and Taunton. The area benefits from excellent transport links, with the A303 providing swift road access to London and the South West. At the same time, mainline rail services to London Waterloo are available from Yeovil Junction and Sherborne stations, and to London Paddington from Castle Cary and Berrys Coach service to London stops in Ilchester.

DIRECTIONS

What 3 words: ///skewing.retail.onto







SERVICES

Mains water, LPG gas, electricity and drainage. Oil-fired central heating.

Broadband - Ultrafast broadband is available.
Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Council Tax Band: G

Flood Risk: Very Low

The property lies in the Limington conservation area.

The Stables, Higher Farm, Limington, Yeovil

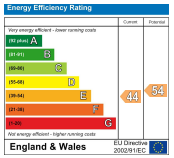
Approximate Area = 2259 sq ft / 209.8 sq m
Garage = 334 sq ft / 31 sq m
Total= 2593 sq ft / 240.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1432087







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