

Symonds
& Sampson

Cherrington Farm

Cherrington Lane, North Cheriton, Somerset

Cherrington Farm

Cherrington Lane
North Cheriton
Somerset BA8 0AP

A Grade II listed stone farmhouse renovated to provide spacious family accommodation with a range of buildings in a peaceful location on a no-through lane. In all 5.56 acres.



- Character stone former farmhouse
- Fully renovated throughout with attic rooms added
 - Grade II listed with early 1600s origins
- Nearly 4000 sq ft of internal accommodation
- Garden, field and woodland. In all 5.56 acres
 - Located on a quiet no-through lane

Guide Price £1,550,000

Freehold

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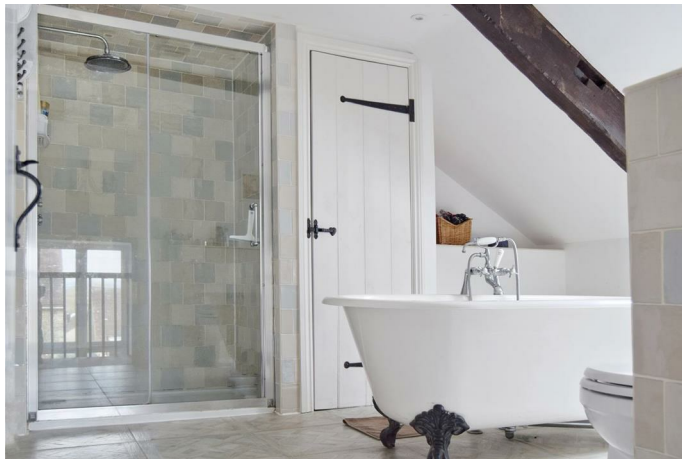


THE PROPERTY

Cherrington Farm is believed to have origins dating back to the late 1600s and is built of local stone elevations under a pitched clay tiled roof. The house has been remodelled and renovated throughout by the current owners including the addition of two bedrooms and a bathroom on the second floor, and it now offers extremely spacious and adaptable family accommodation of just under 4000 sq ft. The principal sitting room is a lovely room, south facing, light and bright with three 16 pane sash windows, wooden floor and central wood burning stove. Steps down from the sitting room lead to a music / games room with French doors to the terrace at the rear. The renovated kitchen has a flagstone floor, a good range of wall mounted and floor-standing units, Granite worksurfaces, integrated fridge / freezer, two Neff ovens and 5-ring calor gas hob. The ground floor has an excellent flow with the dining room being accessed from both the kitchen and sitting room. The dining room has a lovely old Elm door, exposed beams and timbers, bread oven, ample storage and doors to outside.

The first floor has four excellent double bedrooms, two with ensuite shower rooms and the bedrooms at the front having fine views. There is also a sumptuous family bathroom with large walk-in shower and clawfoot bath. The second floor has been converted in the last 10 years and comprises a double bedroom, single bedroom and a bathroom. There is scope to further develop and create more rooms subject to the necessary consents.





OUTSIDE

The property is approached from the lane via electric wooden gates on to a drive which leads to the rear of the house where there is parking for many cars. The original garage houses the bio-mass boiler with all necessary fuel for it coming from the woodland on the property. There is a games room / outside office and three stables with a concrete yard. The garden is beyond the stables and is interspersed with some mature trees before opening up to the field. At the bottom of the field is 2.18 acres of woods which currently sustains the property's bio-mass boiler.

SITUATION

North Cheriton is conveniently positioned amidst

attractive South Somerset countryside. Wincanton, Sherborne and the regional centre of Yeovil are all within easy driving distance, providing between them, an excellent range of cultural, recreational and shopping facilities. The area is well known for lovely walking and riding and there are golf clubs at both Sherborne and Yeovil. The region is also extremely well known for both its private and state schools. Communication links are very good with main line stations at Templecombe and Castle Cary linking directly with London Waterloo and Paddington respectively and the A303 can be joined just a couple of miles to the north and provides swift access to London, via the M3, and the Westcountry.

DIRECTIONS

What3words///encodes.rosette.ambushes

SERVICES

Mains water, electricity and drainage are connected to the property. Biomass central heating system.

MATERIAL INFORMATION

High speed fibre to home internet.

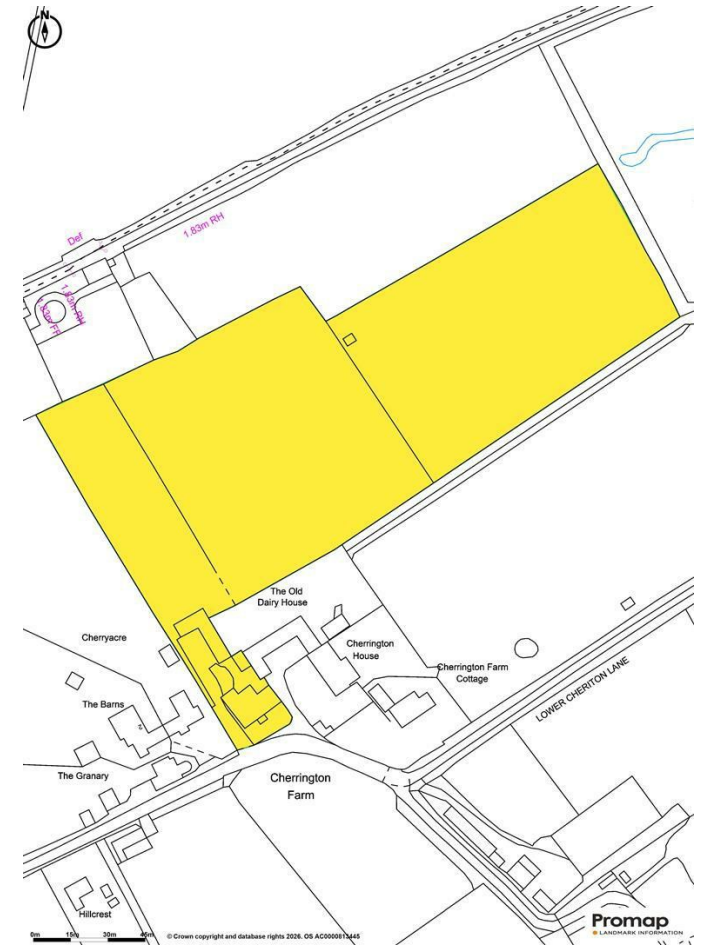
There is mobile coverage in the area, please refer to Ofcom's website for more details.

Council Tax Band: G

South Somerset Council Tel: 01935 462462

EPC: Exempt

Photographs taken June 2026



Cherrington Farm, North Cheriton, Templecombe

Approximate Area = 3932 sq ft / 365.2 sq m
 Limited Use Area(s) = 98 sq ft / 9.1 sq m
 Garage = 204 sq ft / 18.9 sq m
 Outbuildings = 1550 sq ft / 143.9 sq m
 Total = 5784 sq ft / 537.1 sq m

For identification only - Not to scale



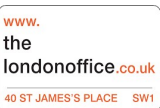
Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1478733



STU/GWB/0926



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