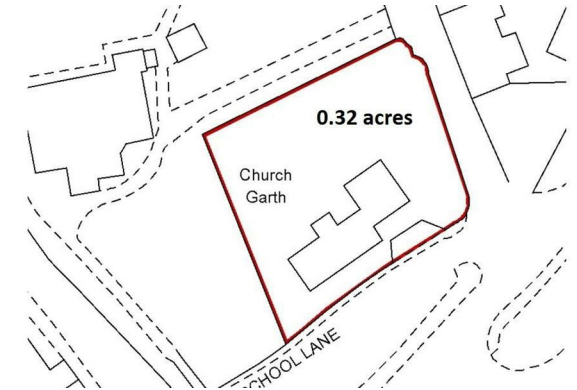


Rolfe East



School Lane, Templecombe, BA8 0HR

Guide Price £600,000

- SITUATED IN A THIRD OF AN ACRE OF LOVELY GARDENS.
- TOP VILLAGE CENTRE POSITION.
- SIDE GARDEN OFFERING SCOPE FOR FURTHER PARKING! (subject to planning permission).
- VERY SHORT WALK TO MAINLINE RAILWAY STATION TO LONDON.
- BACKING ON TO THE HISTORIC PARISH CHURCH.
- 2063 SQUARE FEET OF PROPERTY - ONLY £227 PER SQUARE FOOT.
- STONE WORK, FLAGSTONE FLOORS, EXPOSED BEAMS AND LOVELY PERIOD FIREPLACES.
- HANDSOME DETACHED DOUBLE FRONTED GRADE II LISTED STONE FARM HOUSE.
- DOUBLE GARAGE, WORKSHOP, FULL HEIGHT CELLAR AND TIMBER SUMMER HOUSE.
- OIL FIRED RADIATOR CENTRAL HEATING AND SECONDARY DOUBLE GLAZING.

Church Garth School Lane, Templecombe BA8 0HR

'Church Garth' is a very attractive, natural stone, period, Grade II listed, double-fronted, detached house (2063 square feet) situated in a very prominent village centre address in the shadow of the ancient parish church and only a moments' walk from the mainline railway station to London. This house is a very short walk to the excellent village amenities and a short drive to the historic town centre of Sherborne. This precedent-setting home stands in a large plot and exquisite gardens extending to a third of an acre (0.32 acres approximately) and enjoying super views of the church. There is a double garage / workshop plus a private driveway providing off road parking for two cars. It benefits from excellent levels of natural light from a sunny southerly aspect at the front and dual aspects in many of the rooms. The house has been extensively improved and sympathetically restored by the current owners, retaining character features such as exposed beams, flagstone floors, stone fireplaces, stone mullion windows, window seats and latch doors. It benefits from secondary double glazing and an oil-fired radiator central heating system plus a cast iron log burning stove. The accommodation is well arranged offering attractive period living eclectically blended with modern open-plan living. It is arranged over two floors and comprises entrance hall, sitting room, 'wow-factor' open-plan kitchen / dining room, utility room, ground floor WC / cloakroom and substantial cellar. On the first floor there is a landing area, master double bedroom and en-suite shower room, two further double bedrooms and a family bathroom. There is also a workshop and attached freezer room at the rear. There is plenty of potential to reconfigure the existing accommodation or extend, subject to the necessary planning permission. There are countryside and village centre walks from nearby the front door – ideal as you do not need to put the children or the dogs in the car!



Council Tax Band: E



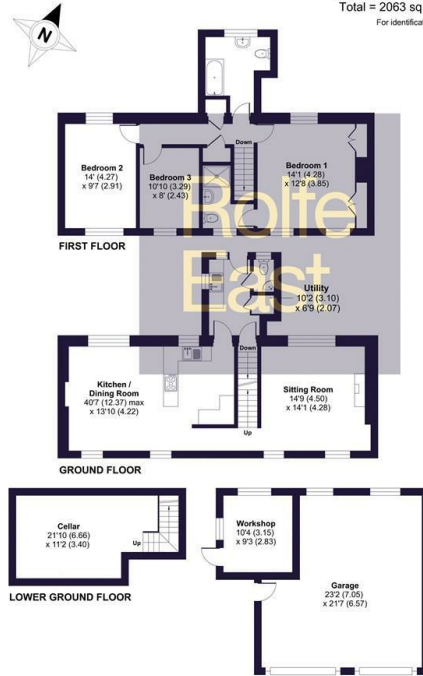
The property is located in a fantastic residential village-centre address next to the ancient parish church, a short walk to nearby amenities. These include a primary school, a church, a doctor's surgery, a community café, Co-op store and above all a mainline station that connects to London Waterloo and Exeter. The town of Wincanton lies 5 miles to the north, where the A303 provides swift access to London and the West Country. It is a short drive to the sought-after, historic town centre of Sherborne with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. Sherborne has also won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.



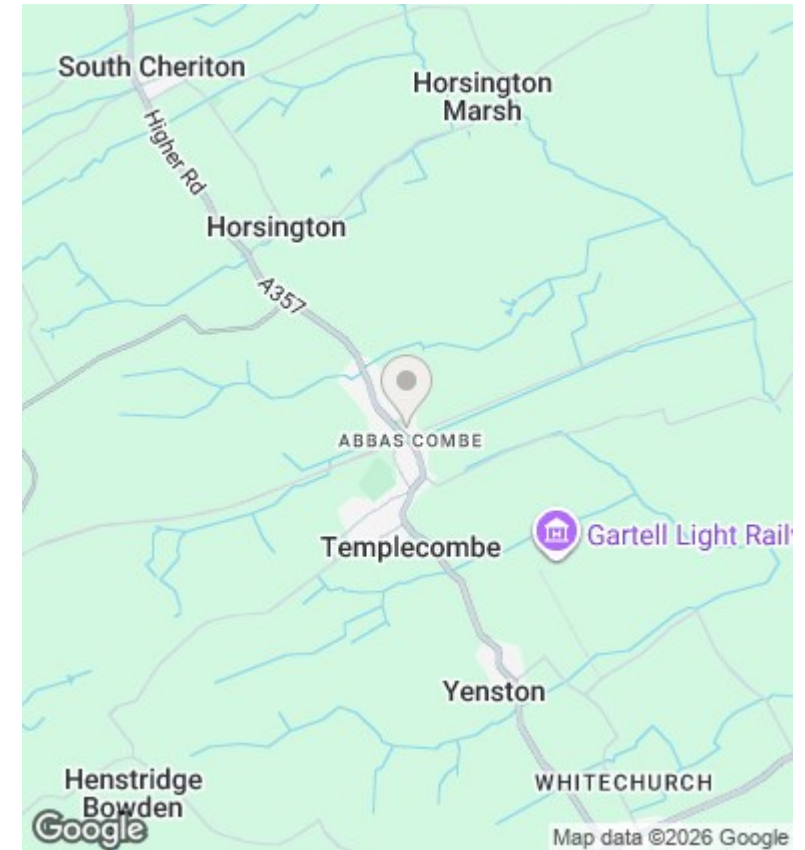


Church Garth, School Lane, Templecombe, BA8

Approximate Area = 1527 sq ft / 141.8 sq m
Garage = 440 sq ft / 40.8 sq m
Outbuilding = 96 sq ft / 8.9 sq m
Total = 2063 sq ft / 191.5 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). © richcom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1450373



Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		