

Littlefield Farm

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Littlefield Farm,

Shepton Beauchamp, Ilminster, Somerset, TA19 0NG

Shepton Beauchamp 1 mile South Petherton 1.5 miles A303 3 miles Ilminster 4.2 miles Taunton M5 13.5 miles Barrington Court 2.5 miles

A Handsome & Prominent Grade II Listed 18th century Hamstone Farmstead set within 3.92 acres of Grade 1 arable land with a courtyard of stables & traditional outbuildings together with an agricultural barn, workshop & menage. Located down its own private driveway between Shepton Beauchamp & South Petherton. EPC exempt.

- Peaceful rural location
- 5 Bedrooms, 2 Bathrooms and a Cloakroom
- 40m x 20m outdoor menage
- Agricultural barn with workshop attached
- Freehold
- Kitchen, Sitting Room, Dining Room, Living Room, Office/Boot Room
- Courtyard of 6 Stables, barns & traditional outbuildings
- Detached 2 storey barn for potential conversion
- In all 3.92 Acres of Grade 1 arable land
- Council Tax Band G

Guide Price £950,000

Stags Yeovil

4/6 Park Road, Yeovil, Somerset, BA20 1DZ

01935 475000 | yeovil@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

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@StagsProperty

SITUATION

Littlefields Farm is an impressive and handsome property set within its land and accessed over a private driveway, in a rural yet accessible location. This handsome property is prominent on the local landscape, with south facing views over its own land and the surrounding glorious countryside towards Shepton Beauchamp. Located midway between Shepton Beauchamp and South Petherton with the A303 within easy reach this property will appeal to those not wanting to be too isolated. Shepton Beauchamp is a popular village with good amenities including a shop, pub, Church, primary school, village hall and hairdressers. The historic Barrington Court is within 2.5 miles and within the village of Barrington is the fabulous Barrington Boar Gastro pub. South Petherton offers a much wider range of day to day facilities and good local shops as well as the excellent Holm restaurant and Brewers Arms local pub. Wider scholastic and shopping requirements can be found in Taunton 30 mins West with access to the M5 and mainilne station, Yeovil 20 mins to the East with mainline station and Sherborne 30 mins East with mainline station.

The property offers complete privacy and we are delighted to be offering the property for sale for the first time in 49 years. Now in need of modernisation this is a wonderful opportunity to own a property in a wonderful location and put your own stamp on it.

DESCRIPTION

Littlefields Farm is a magnificent Grade II Listed 18th century Farmhouse with beautiful mullion windows under a slate roof and was originally a dairy farm (which we believe burnt down many years ago and was rebuilt). There is a courtyard of stables, barns and buildings to the rear of the property and for the last 49 years has been an equestrian property complete with menage and 6 stables. There is also a large agricultural barn with workshop adjoining and The Granary Barn, a 2 storey Hamstone Detached Barn that once had permission to be converted into a dwelling; this lapsed some years ago. There is huge potential here, subject to the necessary consents, to convert the Granary Barn and other buildings if desired. The property is private with no immediate neighbours and looks out over its own land.

The farmhouse has 3 reception rooms, all facing South allowing the light to flood in, plus a kitchen overlooking the courtyard and stables. To the rear is a useful Porch and generous Boot Room/office. On the first floor there are 5 Bedrooms (one en-suite), a family bathroom and separate cloakroom with WC. All of the bedrooms are doubles and 4 of them facing South with magnificent views.

ACCOMMODATION

An original oak studded front door opens into the porch with flagstone floor and Hamstone seating to either side. A glazed door opens into the entrance cross passage hallway with stairs rising to the first floor and doors to the main reception rooms on either side. The sitting room is a generous room, dual aspect with window seats, beamed ceiling, a brick fireplace and woodburning stove and a useful under stairs cupboard. The dining room has another brick fireplace with bookcase and cupboard to one side, window seats and arched opening through to the Living Room. This is a lovely room, dual aspect with fireplace and woodburning stove, window seats and door to Hallway. From the Hallway and down a few steps at the back of the house is the Kitchen, a spacious room with a large window looking out into the courtyard and stables. There is a 4 oven oil fired Aga and a range of handmade wooden wall and floor units, 2 sinks and work surfaces with plenty of space for fridge, freezer, cooker and appliances. From the entrance hall and through another original Oak studded door a step down into the rear porch which leads out into the courtyard with a door to the Boot Room/Utility space. This is a very useful room, was once the original kitchen with plumbing for washing machine, space for tumble dryer, freezer and office space. (Door to Sitting Room blocked from the other side).

Stairs rising to the first floor landing with doors off to all 5 bedrooms, all doubles and one with an en-suite bathroom comprising bath, wash hand basin and WC. 4 of the bedrooms face South with glorious and far reaching views and one has an original fireplace. There is a separate Cloakroom & WC. Steps down from the landing to a spacious family bathroom comprising a bath, WC, separate shower cubicle, wash hand basin, useful eaves storage and airing cupboard. Steps down to the rear spacious bedroom with 2 feature circular windows and window overlooking the garden and a wash hand basin. We understand that there is a spacious loft space which could be converted subject to the necessary planning consents; access is via an opening in the en-suite bathroom.













OUTSIDE

Littlefields Farm is approached through double five bar gates, along a private driveway flanked by it's own land with post and rail fencing to either side. The drive sweeps around the back of the property to the menage and large Agricultural Building, where there is a yard with ample parking and turning.

The front garden is fully enclosed by a Hamstone wall and wrought iron railings, with a gate and flagstone path leading the front door. The garden wraps around to the side of the property with a large expanse of lawn, bordered by Fir trees and an original wall with a gate into the rear stable courtyard. There is access to one of the paddocks that runs alongside the drive and to The Granary Barn, a detached 2 storey Hamstone Barn with canopy porch and tiled roof. The ground floor is divided into 2 and has been used to house animals. Many years ago there was planning consent to convert this barn into a dwelling and this has lapsed but it does have potential to be an annexe or holiday let, subject to the necessary planning consents. Next to the barn is a pair of wooden stables with a tin roof and concrete floor. From the front of the property there are superb views South over farmland and West towards Shepton Beauchamp where you have a fabulous view of the Church.

To the side of the house from the driveway steps lead down to the cellar, a really useful space housing the Worcester oil fired boiler (replaced only a few years ago). It is dry with a concrete floor and window. A five bar gate at the back of the property leads into the stable courtyard, fully enclosed with a combination of Hamstone and block buildings, stables and storage, with the majority having tiled roofs. The Old Wash House has both a stable door and an up and over garage door with water, plumbing for a washing machine, belfast sink, light and power. Next door a full height Hamstone Barn with arched openings via runner doors on both sides contains 2 generous loose boxes at either end and ample space in the centre of the barn to be used as a tack room with light and power. Next door there are 4 stables in a row, all with exposed A frames, opening windows, lights and block partitions. At the end of this row, the old cow stalls provide useful storage. As you move around the courtyard next is open bay storage for mowers, quad bikes etc with light and then 2 more stables of brick and wooden construction with light and power. There is a lean to housing the original wash copper with brick surround and chimney over, a log store and outside WC with light. A wooden side gate within the wall leads to the garden at the side of the property.

Following the driveway around to the side of the property there is a grass pathway leading to the Menage measuring 20 x 40 with a sand and rubber surface, it is fully enclosed by post and rail fencing and accessed via a five bar gate. Outside there is mains water and electricity. From the yard there is access to the block built Agricultural Barn , an open fronted clearspan building with power and light. Adjoining the barn is a workshop with light, power and double steel doors. Please note that the land is Grade 1 arable land.

SERVICES

Mains water and electricity, private drainage and oil fired central heating. There are 2 oil tanks at the property, one for the boiler and the other for the Aga.
Mobile availability - EE, Three O2 and Vodafone (ofcom) limited service
Broadband availability - Standard (ofcom)
Flood risk status - Very low risk (environment agency)

VIEWINGS

Strictly by appointment through the Vendor's selling agent, Stags. Yeovil office, telephone 01935 475000.

DIRECTIONS

From South Petherton roundabout take Harp Road to Lopen and take the 2nd turning right signed posted Shepton Beachamp and Barrington Court. Follow this road for 0.5 mile, and turn immediately right after going over the A303, follow this road for 0.5 mile continuing along Shapway and you will drop down to the crossroads. Turn left into Littlefields Lane and after 150 yards turn right into the driveway of Littlefields Farm.
What3words///hurricane.litigate.inviting

Approximate Area = 3064 sq ft / 284.6 sq m
Limited Use Area(s) = 52 sq ft / 4.8 sq m
Outbuilding(s) = 7653 sq ft / 711 sq m
Garage = 424 sq ft / 39.4 sq m
Total = 11193 sq ft / 1039.8 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). © nichecom 2025.
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