



Symonds  
& Sampson

# Studleys Farm House

Rimpton Road, Marston Magna, Somerset

# Studleys Farm

## House

Rimpton Road  
Marston Magna  
Yeovil  
BA22 8DH

A rare opportunity to acquire a substantial Grade II listed thatched home dating from circa 1600, thoughtfully enhanced for modern family living. Offering five double bedrooms, three reception rooms, generous gardens and an abundance of period charm, the property is a truly distinctive and versatile country home.



- Grade II listed detached thatched country house, dating from circa 1600
  - Five generously proportioned double bedrooms, including an impressive principal suite
- Three characterful reception rooms with exposed beams and period features
  - Spacious, light-filled kitchen with range cooker, utility and boot room
  - Substantial established gardens with summer house, kitchen garden, greenhouse and outbuildings
- Garage, two-car carport and generous private driveway providing ample parking

Guide Price **£780,000**

Freehold

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## THE DWELLING

An impressive and characterful period home, constructed principally of local stone elevations beneath an attractive thatched roof. Believed to date from around 1600, the property has evolved sympathetically over the centuries, with later additions enhancing the accommodation while retaining the considerable charm and architectural character of the original dwelling.

Thoughtfully updated by the current vendors, the house successfully combines the character expected of a property of this ilk with the practicality required for modern family living. Throughout, the accommodation is notable for its generous proportions, excellent natural light and wealth of period features, including exposed timbers, beams, fireplaces and other architectural details.

## ACCOMMODATION

Approached via a welcoming entrance hall, the ground floor immediately establishes the character of the property. Two principal reception rooms lie to the front of the house, comprising a comfortable snug and a dining room. The snug provides an especially atmospheric space, centred around a feature fireplace and complemented by impressive exposed, square-hewn timber beams, creating a wonderfully characterful room in which to relax. Opposite, the dining room offers ample space for a substantial dining table and provides an elegant setting for both everyday family life and entertaining.

A shower room is conveniently positioned off the entrance hall.

The kitchen is a particularly impressive room, combining generous proportions with an abundance of natural light. There is excellent space for informal dining or additional seating, together with an extensive range of cabinetry and a range cooker, creating a practical and sociable heart to the home.

Immediately adjoining, the utility room provides further cabinetry and houses the white goods, while an additional boot room provides valuable everyday storage and direct access to the garden. This versatile space could equally lend itself to a variety of uses depending upon the requirements of the incoming owners.

The exceptional scale of the property continues on the first floor, where five generously proportioned double bedrooms are arranged from the spacious landing. Three of the bedrooms benefit from built-in wardrobes, providing excellent storage, while the well-appointed family bathroom serves the majority of the bedrooms on this floor. The principal bedroom enjoys an additional level of privacy, with its own ensuite bathroom and a particularly impressive approach.

The principal bedroom is approached through a further hallway, flanked by his and hers dressing rooms that provide a wonderful sense of arrival and an abundance of storage before leading into the bedroom itself. Exceptionally spacious, the room benefits from the natural light and generous proportions that are characteristic of the property throughout.

A further bedroom, currently utilised as a study, offers considerable flexibility and could readily be returned to bedroom accommodation. This room also provides access towards the garage, with steps leading down to the ground floor, creating a useful secondary connection through the house.





## GARDEN

The property occupies a substantial and established plot, with the gardens providing a wonderful extension to the living accommodation and offering a number of thoughtfully created areas for both relaxation and practical use.

Immediately adjoining the house is a generous patio area, ideal for outdoor dining and entertaining, which leads onto the principal lawn. The gardens are well established, with mature shrubs, established trees and a variety of planting.

The main lawn provides an excellent area for recreation and relaxation, with a generously proportioned summer house positioned within the gardens. Benefitting from power and offering excellent flexibility of use, this versatile space could lend itself to a home office, studio, hobby room or simply a peaceful retreat overlooking the gardens.

To the rear is a well-established kitchen garden, within this area is a useful garden shed together with a greenhouse, while a number of further outbuildings are



positioned throughout the gardens, offering additional storage and potential for a variety of uses.

The garage provides further useful storage and ancillary space, complemented by a carport with provision for two cars. A generous driveway provides additional off-road parking and a practical approach to the property, making the whole arrangement particularly well suited to family living and entertaining.

## SITUATION

Enjoying a peaceful rural setting within Marston Magna, surrounded by the beautiful countryside of South Somerset yet conveniently positioned for Sherborne, Yeovil and Wincanton.

The area is well served by a choice of local primary and secondary schools, with Countess Gytha Primary School in nearby Queen Camel offering local primary education. Further schooling is available in Yeovil and Sherborne, alongside independent options including Hazlegrove Preparatory School and the renowned

schools of Sherborne.

Sherborne offers a charming mix of independent shops, cafés, restaurants and everyday amenities, whilst Yeovil provides a comprehensive range of shopping, leisure and commercial facilities. The surrounding countryside is ideal for walking, riding and cycling, with numerous footpaths and bridleways nearby.

For commuters, Sherborne railway station provides mainline services towards London Waterloo, with Yeovil Pen Mill offering an alternative rail connection. The combination of rural tranquillity, local amenities and excellent communications makes this an appealing setting for family life.

## MATERIAL INFORMATION

Mains electric, water and drainage.  
Oil-fired central heating.

Broadband - Ultrafast broadband is available.



Mobile phone network coverage available at the property, for further information please see Ofcom.  
Somerset Council  
Council Tax Band: F

The property is located within a conservation area.

The property holds a Grade II Listed status.

**DIRECTIONS**

What3words - ///photocopy.genius.vesting



| Energy Efficiency Rating    |         |        |
|-----------------------------|---------|--------|
| Energy Efficiency           | Current | Target |
| Very Energy Efficient (A)   |         |        |
| Energy Efficient (B)        |         |        |
| Decent (C)                  |         |        |
| Needs Improvement (D)       |         |        |
| Needs Improvement (E)       |         |        |
| Needs Improvement (F)       |         |        |
| Needs Improvement (G)       |         |        |
| Very Energy Inefficient (H) |         |        |
| England & Wales             |         |        |

## Rimpton Road, Marston Magna, Yeovil

Approximate Area = 3285 sq ft / 305.1 sq m (excludes carport)

Garage = 316 sq ft / 29.3 sq m

Outbuildings = 197 sq ft / 18.3 sq m

Total = 3798 sq ft / 352.7 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). Produced for Symonds & Sampson. REF: 1513186



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