



Symonds
& Sampson

Lower Church Farm

Rectory Lane, Charlton Musgrove, Wincanton, Somerset

Lower Church

Rectory Lane
Charlton Musgrove
Wincanton
Somerset BA9 8ES

For sale by Auction: A beautifully positioned traditional farmhouse for improvement with outbuildings and land in an enviable rural location



- For sale by Auction Thursday 24th September 2026
 - A slice of almost 300 years of Somerset history
 - Detached 4-bedroomed Grade II listed farmhouse
 - Scope for reconfiguration and improvement
 - Range of outbuildings
 - Set in 17.34 acres of pasture land
 - Stunning position at end of tree lined drive
- Enviaible rural position betwixt the A303 and Bruton

Guide Price **£725,000**

Freehold

[Method of Sale if NOT Private Treaty.]

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INTRODUCTION

Coming to the market for the first time in 62 years, Lower Church Farm was farmed by Mr & Mrs Teague as a dairy farm until the herd was sold in 1995. A farmhouse B&B was operated through the 1980's and 90's to supplement the dairy and a stone barn, now Monks Mead, was sold off in 1995. The farm was then operated as a beef farm and more lately the grass keep sold to a local farmer.

THE FARMHOUSE

Built in 1738 the farmhouse boasts a number of original features, including an inglenook fireplace with bread oven and exposed beams. The current configuration provides a feature 27ft sitting room, 4 bedrooms and a large attic room.

The farmhouse, extending to 2,300 sq.ft is perfect for reconfiguration, improvement and extending, subject to consent, to provide a characterful country and family home.

The farmhouse sits in a large garden, mainly down to lawn with several shrubs, leading down to a large pond and summerhouse. A wooden bridge over a stream leads to one of the fields.

THE OUTBUILDINGS

A long stone, brick and concrete block elevation barn houses a large workshop, double garage and log store. Opposite this is a small stone workshop. These are served by a tarmac surface entrance yard with plentiful parking.

A second yard area provides further parking and access to a timber cubicle shed measuring 13m x 12m (42' x 39') which has a stone floor and provides useful storage.



THE LAND

The farm is approached over a long tree lined drive from the church down over a stream to the farmstead. This is shared with the adjoining dwelling 'Monks Mead'. The drive is flanked by two paddocks. Beyond the farm buildings is a larger 9.4 acre level pasture field and, over a stream, a further 2 acre field.

The land is clay loam, capable of growing strong grass and arable crops. A public footpath runs down the drive and across the rear field. The vendor reserves an access on foot to her parent's grave adjoining the church marked + on the plan.





LOCATION

Lower Church Farm is situated in an idyllic rural location below the 13th Century church of St. Stephen, off the quiet Rectory Lane and surrounded by rolling pasture land in the parish of Charlton Musgrove. The local landmarks of Wincanton racecourse and King Alfred's Tower, Stourhead are visible from the property.

The location is particularly accessible lying only 1 mile north of Wincanton town and the A303 trunk road, whilst the popular artistic and scholastic town of Bruton is only 5 miles north, with mainline railway to London Paddington (2



hours), Bath and Bristol.

There is a good network of footpaths and country lanes on the doorstep for walking, cycling and horse riding, with the Stourhead Estate woods within hacking distance.

The area is particularly well served by schools with state secondary's in Wincanton and Bruton and private schools at Kings Bruton, Port Regis, Hazlegrove and the Sherborne Schools all within a 30 minute drive.

Directions
What3Words: /// zaps.boss.trumped

SERVICES

Mains water and electricity.
Private septic tank and soakaway. It is expected that a new treatment plant is required, which the purchaser will install.
Woodburners and oil fired central heating.
Fibre Broadband.

LOCAL AUTHORITY

South Somerset District Council - www.somerset.gov.uk
Council Tax Band G
EPC Rating F



The farmhouse is Grade II listed as a building of Special Architectural or Historic Interest.

VIEWING

Block viewings by appointment only with the vendor's agent.
Contact 01258 472244.

SOLICITORS

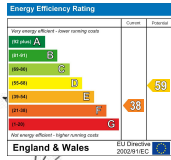
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AUCTION CONDITIONS OF SALE AND NOTES

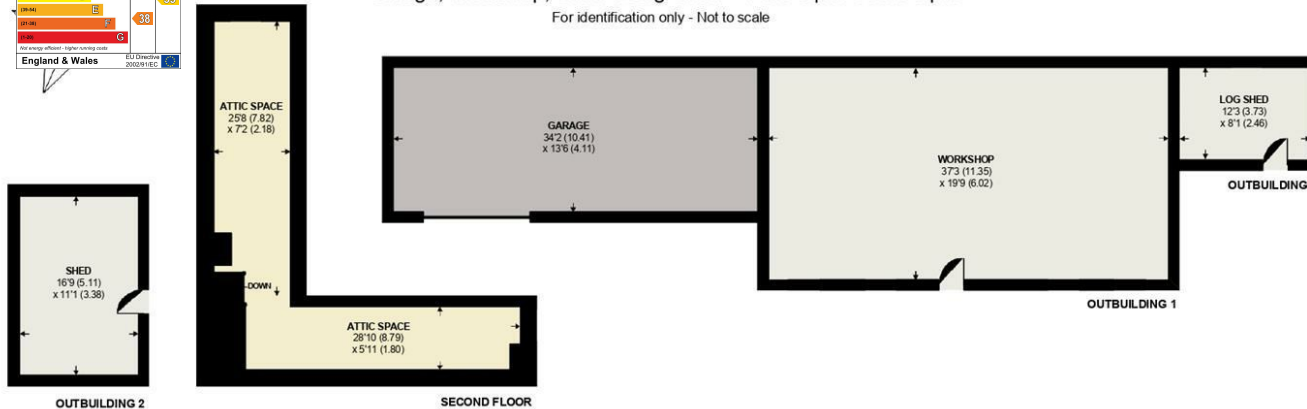
For full details please refer to the auction catalogue available online at
<https://www.symondsandsampson.co.uk/auctions/property-auction>

LEGAL AND INFORMATION PACK

A full legal pack can be purchased online. Please check the pack for additional charges.
We strongly recommend you instruct a solicitor to inspect the legal pack on your behalf.



Approximate Area = 2302 sq ft / 213.8 sq m
 Garage, Workshop, Shed & Log Shed = 1495 sq ft / 138.8 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). © r&checom 2025. Produced for Symonds & Sampson. REF: 1347256



Office/Neg/Date



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