



The Highlands, Sleigh Farm, Batcombe, Somerset BA4 6BZ From £1,100,000 Freehold

COOPER
AND
TANNER



The Highlands, Sleight Farm

Batcombe, Somerset, BA4 6BZ

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£1,100,000 Freehold - edged in red 5.63 acres

£1,300,000 Freehold - edged in red & blue 23.60 acres

Description

Set in a glorious rural location on the outskirts of the village of Batcombe, a rare opportunity to remodel and refurbish an existing farmhouse and outbuildings into a stunning home.

The house is set in a very private plot surrounded by mature trees. The range of farm buildings cover over 1000 square metres and are immediately adjacent, adjoining these are two paddocks totalling just over 3 acres. This part of the property (edged red) totals in all 5.63 acres.

A further, immediately adjoining to the south, block of land totalling 17.97 acres is available as edged blue with a guide for the whole 23.60 acres of £1,300,000. This land (edged blue) is not being offered separately.

The house

A period farmhouse with a slate tiled roof, extended about fifty years ago to incorporate garaging with a living room/studio over. A driveway and gardens adjoin the house.

The accommodation currently comprises of a glazed entrance porch leading into the entrance hall. The sitting room enjoys a dual aspect and has wooden parquet flooring and a fireplace. The family room has windows to the front and side with a woodburning stove built into a Bradstone

fireplace. There is a kitchen, utility area and downstairs cloakroom to the rear of the house with a part glazed conservatory to the side. There are three garages attached to the house with a boiler room. This could subject to consent be incorporated into the main house.

On the first floor there are five bedrooms and a family bathroom. A ground floor internal staircase and a door from the terrace link a large living room/studio above the garaging.

Outside

The gardens are planted with some mature specimen trees and shrubs but will require some work to restore them to their former glory. There is a small plunge pool to the front of the house.

Outbuildings

There are a useful range of former agricultural buildings. The farmyard has a separate access from the lane which is suitable for larger vehicles. Briefly they include:

Former parlour/dairy – rendered concrete block (10mx5m)

Feed barn – portal framed (32mx12m)

Silage barn - portal framed (32mx7.6m)

Cubicle house – portal framed (27mx13m)

Covered yard – concrete portal frame (18mx7.6m)

Hay barn – portal framed





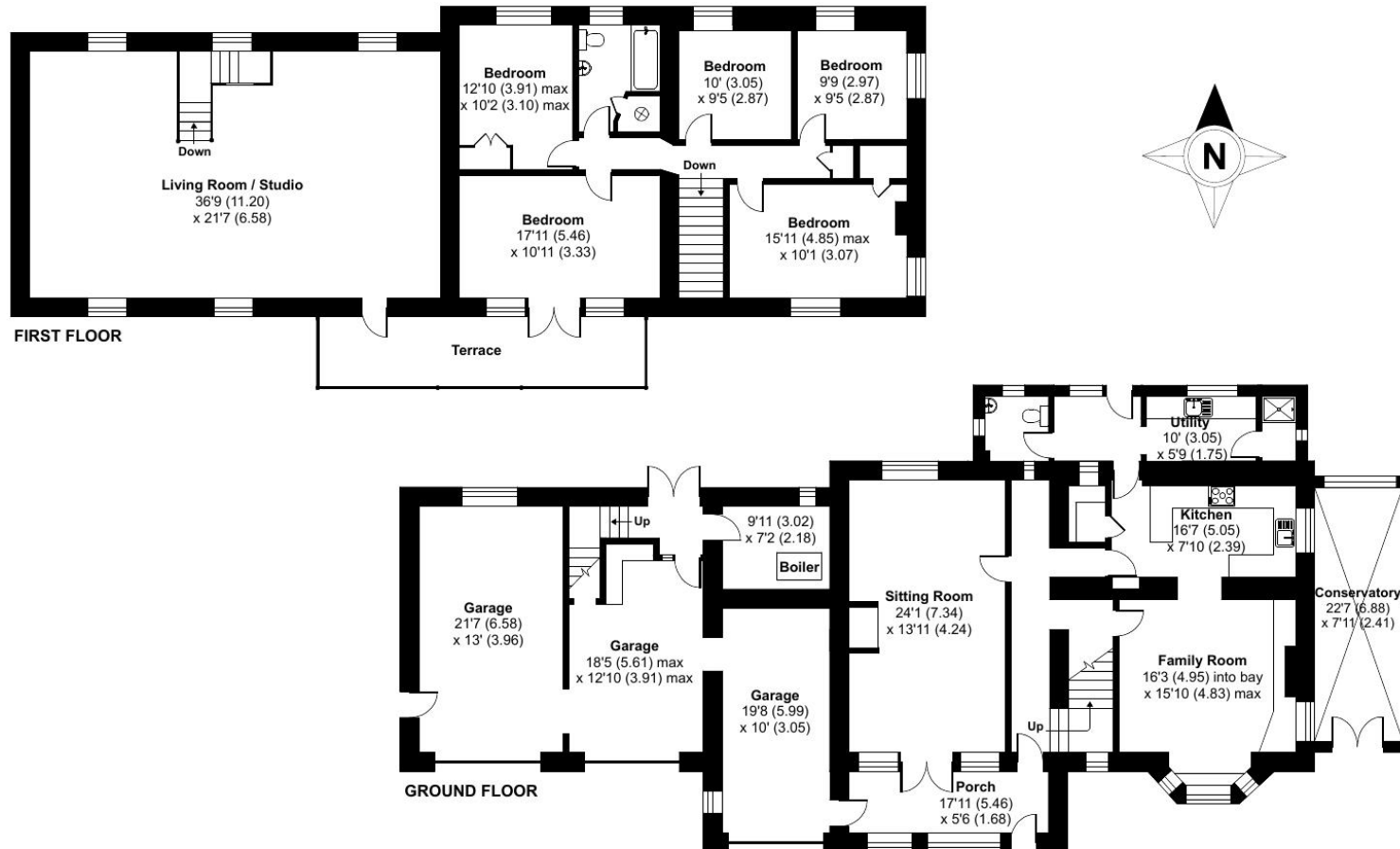
The Highlands, Batcombe, Shepton Mallet, BA4

Approximate Area = 4049 sq ft / 376.1 sq m (Includes Garage)

Conservatory = 180 sq ft / 16.7 sq m

Total = 4229 sq ft / 392.8 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). © nichcom 2025. Produced for Cooper and Tanner. REF: 1314078



Land

There are two paddocks totalling about 3.2 acres that adjoin the farm entrance and buildings. They are in permanent pasture and are level in aspect and bordered by mature hedges and post and wire fencing.

A further 17.97 acres edged blue on the brochure plan lies adjoining to the south. This has separate access from the lane. This land is comprised of two fields, both are in pasture and have mature hedgerow or post and wire fence boundaries. The field that adjoins the lane is predominantly level; the second field slopes steeply to the west.

Location

Conveniently located not far from Frome, Bruton and Castle Cary, the picturesque village of Batcombe is one of the area's most desirable villages. The Somerset countryside provides a scenic backdrop and the village, which lies surrounded by rolling hills and ancient woodland, has a church an excellent village hall and a popular public house – The Three Horseshoes Inn. The nearby hamlet of Westcombe is home to the celebrated Westcombe Dairy shop just 2 miles

along the lane and is a renowned artisan cheese maker also selling charcuterie and local drinks. The town of Bruton (4.5 miles) is now home to Hauser and Wirth and their world-class gallery, multi-purpose arts centre and Roth Bar & Grill.

Bruton also has a good range of local shops, pubs and restaurants including the highly regarded 'The Chapel' which also supplies artisan bread and take out pizzas. The town has excellent schools including King's, Sexey's and also a successful primary school. Close by are Downside at Stratton on the Fosse, Millfield at Street and Wells Cathedral School. Castle Cary railway station is on the London Paddington to Penzance line, with additional services to Weymouth, Plymouth and Bristol.

Directions

Located on Cockpit Lane the property can be easily accessed from the A361 or through the village of Batcombe.

What3words [///deliver.names.abroad](#)



Local Information

Local Council: Somerset Council

Council Tax Band: E

Heating: Warm air heating.

Services: Private drainage. Private water. Electric.



Motorway Links

- A303
- M3



Train Links

- Castle Cary
- Bruton
- Frome



Nearest Schools

- Upton Noble
- Bruton



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