



Home Farm, Wincanton, BA9 9RA

£1,500,000 Freehold

COOPER  
AND  
TANNER



# Home Farm

## Wincanton, BA9 9RA

Home Farmhouse  4  2  1  43 acres EPC TBC

Look at That  3  1  1 EPC E

### Description

Home Farm is a fantastic property that offers a huge amount of scope and potential both in terms of accommodation and outside space with a versatile range of buildings and just over 43 acres of gardens, grounds and pasture land.

The residential element of the farm is provided by Home Farmhouse, a Grade II listed farmhouse in need of renovation and improvement, and Look at That, a detached bungalow in need of some improvement that is subject to an agricultural occupancy restriction.

### Home Farmhouse

Set at the end of the farm drive, Home Farmhouse is an attractive period farmhouse that now requires a scheme of renovation and improvement throughout. It does offer a huge amount of scope, subject to the necessary consents, with the potential to incorporate the adjoining traditional building into the accommodation or to indeed create an annexe. Throughout the house, period features have been retained including a decorative arch the hallway, a lovely period staircase and deep sash windows.

From the entrance hall stairs rise to the first floor and doors lead to the three reception rooms, kitchen and rear lobby.

On the first floor there are three good sized double bedrooms with a smaller fourth bedroom and the family bathroom. A second staircase leads to the attic space which is boarded with a window to each end and, subject to any relevant consents, could provide additional bedrooms.

### Outside

The farmhouse sits in a lovely garden that lies primarily to the rear with areas of lawn, productive vegetable garden and a number of mature shrubs and trees. A super sheltered spot and a blank canvas to create a wonderful space.

### Look at That

Set away from the farmhouse with an independent garden and parking area, this detached bungalow would be ideal for a family member or employee. The accommodation comprises an entrance hall with a door leading to the sitting room and kitchen/dining room. An inner hallway leads to the three bedrooms, shower room and WC. Doors from the kitchen/dining room open to the conservatory and then on to the garden to the rear.

### Outside

Look at That sits in its own private garden which are enclosed and have areas of lawn with shrubs and borders and natural shelter and is a real haven.

### Home Farm

The farmyard comprises a mixture of traditional barns and more modern farm buildings, all of which offer a great deal of potential to suit a wide variety of uses, subject of course to the relevant consents.

To the side of the farmhouse is a two-storey barn which is divided into a number of useful workshops and stores with stairs leading to the upper floor. Adjoining to the rear is a J-Shaped range of single storey traditional barns arranged around an enclosed central courtyard.

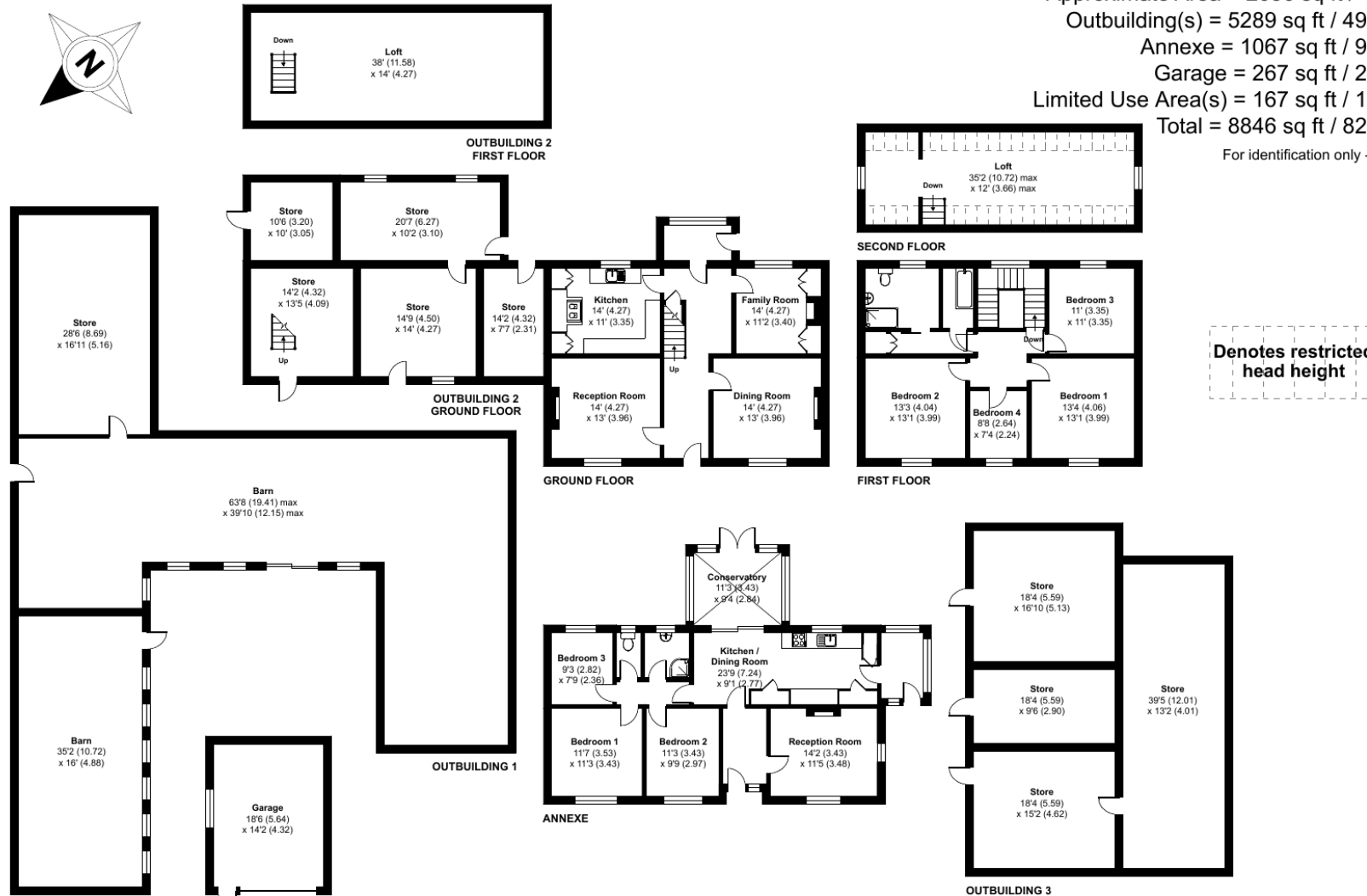




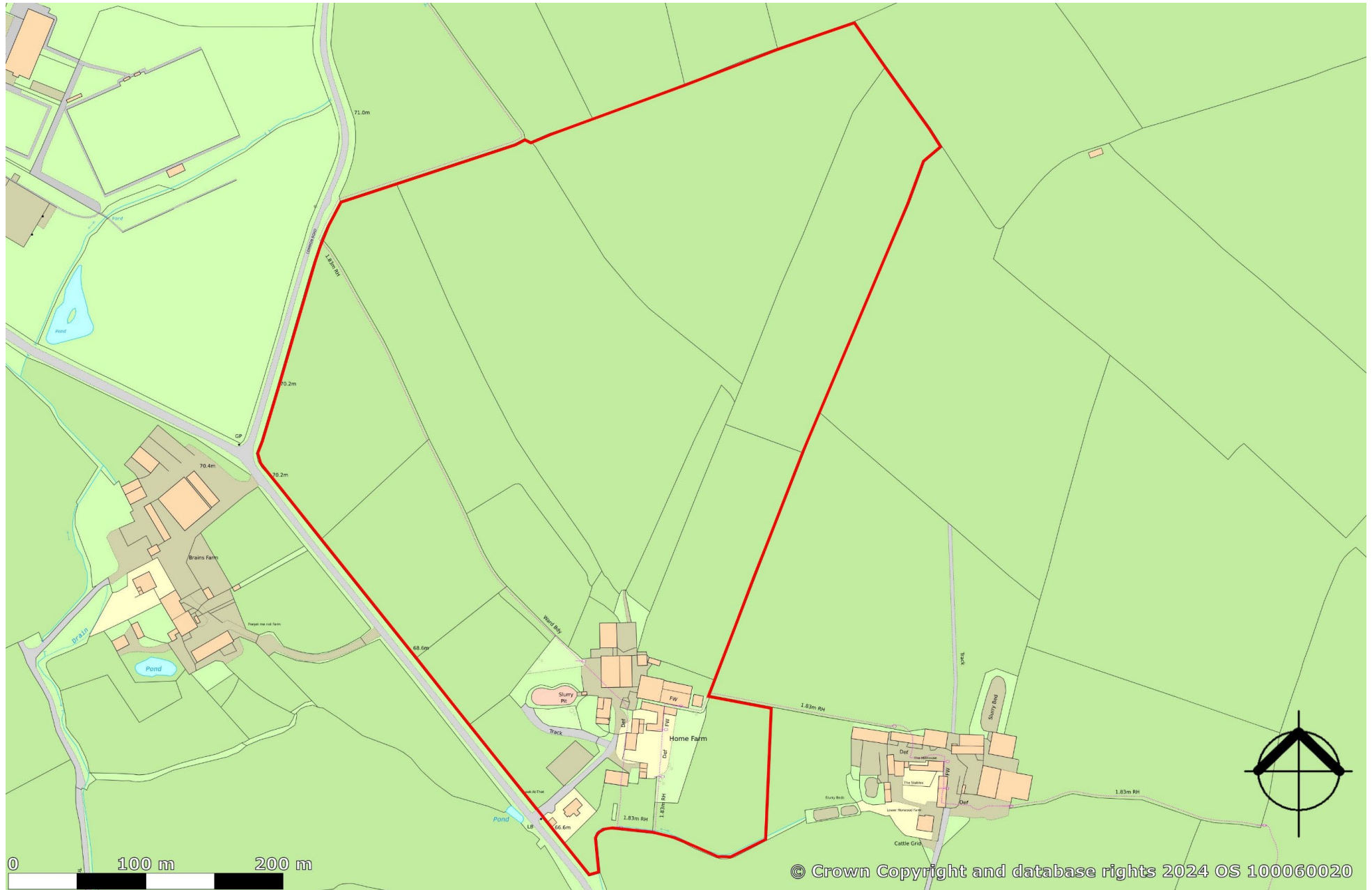
# Home Farm, Horwood, Wincanton, BA9

Approximate Area = 2056 sq ft / 191 sq m  
 Outbuilding(s) = 5289 sq ft / 491.4 sq m  
 Annexe = 1067 sq ft / 99.1 sq m  
 Garage = 267 sq ft / 24.8 sq m  
 Limited Use Area(s) = 167 sq ft / 15.5 sq m  
 Total = 8846 sq ft / 821.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Cooper and Tanner. REF: 1116633



0 100 m 200 m

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Opposite the courtyard is a further two storey traditional barn with three loose boxes to the front and a leanto store to the rear.

The more modern buildings lie to the side of the traditional courtyard and comprise former cubicle housing, loose sheds and a large Dutch barn. All of which are in a poor state of repair. There are two further agricultural buildings on this side of the holding which provide under cover feed and bedding storage, loose housing and stables. Both buildings are very easily adaptable to suit different livestock requirements.

To the other side of the farmhouse are two further useful buildings, one stone built with a roller shutter door and used as workshop and store and the other with three roller shutter doors and used as garaging and machinery store.

### The land

The land is very gently sloping in aspect and is held in a single ring-fenced block and divided into convenient parcels with mature hedges and stock fencing. Access to the land is provided directly from the farmyard and also from Common Road to the west.

The land to the side of the drive has been divided into smaller paddocks with a lovely naturally fed pond enclosed by mature trees with a grass walk all the way round.

The land has been very well managed by the current owners and would suit different livestock requirements including agricultural and equestrian.

### Location

Home Farm is located just to the south of the Somerset town of Wincanton with easy access to excellent road and rail communications with the A303 being close by and a mainline rail station at Castle Cary (8 miles) giving a regular service to London Paddington and Gillingham (8 miles) to London Waterloo.

Wincanton provides a good range of local amenities and facilities including retail, leisure and schools. The vibrant and artisan town of Bruton lies 8 miles away with the Hauser and Wirth art gallery and Kings School. Castle Cary offers a wonderful independent High Street with the stunning Newt Estate on the outskirts of the town comprising a boutique hotel and restaurant and wonderful gardens which are open to the public.

If you are looking for an equestrian property, then Home Farm would be ideal with excellent training and competition opportunities for all disciplines in the area, a choice of riding and pony clubs.



### Local Information Wincanton

**Local Council:** Somerset Council

**Council Tax Band:** Home Farmhouse: F  
Look at That: D

**Heating:** Oil fired heating to the farmhouse and bungalow.

**Services:** Mains water and electricity connected. Septic tank drainage. Water and electric connected to the buildings and water to the land.



### Equestrian Venues

- Dorset Showground
- Chard Equestrian



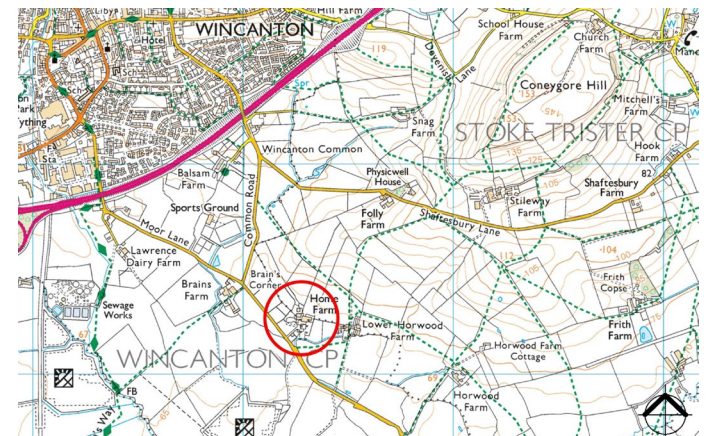
### Train Links

- Castle Cary
- Gillingham



### Nearest Schools

- Wincanton
- Bruton
- Castle Cary





## FROME OFFICE

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