MOOR LANE

gth

RODGROVE, WINCANTON









Willow Farm, Moor Lane, Rodgrove, Wincanton, Somerset, BA9 9QU

Wincanton 3.6 miles; Gillingham 5.3 miles; Sherborne 12.8 miles

An attractive small holding comprising farmhouse, cottage, farm buildings and land, in total extending to 57.91 acres (23.43 ha) or thereabouts.

For sale as a whole by Private Treaty

Freehold Guide Price £1,900,000

SITUATION

Willow Farm is situated in the hamlet of Rodgrove, approximately one mile to the west of the village of Buckhorn Weston. Buckhorn Weston is a delightful North Dorset village very close to the Dorset/Somerset border and within 3 miles of Gillingham and around 4 miles from Wincanton. The village is home to a renowned pub, The Stapleton Arms and also the 13th century church of St. John The Baptist. The towns of Wincanton, Gillingham and Sherborne all have a wide range of shops and amenities. There are many excellent state and private schools in the area and mainline services to London Waterloo from Gillingham and Templecombe and to Paddington from Castle Cary.

The A303 is approximately 3 miles and A30 is 3.5 miles away giving excellent road access to London and the West Country.

DESCRIPTION

The property comprises a spacious five bedroom farmhouse with detached two bedroom cottage, range of farm buildings and permanent productive pasture land, in total extending to 57.91 acres (23.43 ha) or thereabouts.

FARMHOUSE

The main farmhouse extends to approximately 4,318 square feet across two floors. The property benefits from an air source heat pump and wholly owned solar panels, making it both efficient and practical for modern rural living.

On the ground floor; a porch leads into a generous entrance hall, setting the tone for the well considered layout throughout. The spectacular open plan kitchen, sitting and dining room is a truly impressive and light filled everyday space, with patio doors opening directly onto the garden and a log burner creating a wonderful focal point. The kitchen is fitted with wood units and laminate worktops, creating a warm and traditional feel. A separate sitting room provides a more intimate reception space, with a further dining room alongside ideal for more formal entertaining. A study, utility room and shower room complete the ground floor accommodation, with a door from the utility leading out to the rear of the property.

On the first floor; five well proportioned bedrooms are found. The principal bedroom is a generous and impressive room, served by an en-suite bathroom room, with a further four bedrooms at this level all served by the family bathroom with separate bath and shower.

Outside an enclosed and private garden surrounds the farmhouse, creating a wonderfully peaceful outdoor space in a truly rural setting. A generous lawn sweeps around the property, complemented by a patio seating area ideal for outdoor dining and entertaining. Two small ponds add a charming and tranquil feel to the garden, alongside established fruit trees and mature planting throughout.

With open countryside on the doorstep and a real sense of privacy and seclusion, the garden is a truly delightful outdoor space that can be enjoyed throughout the seasons.

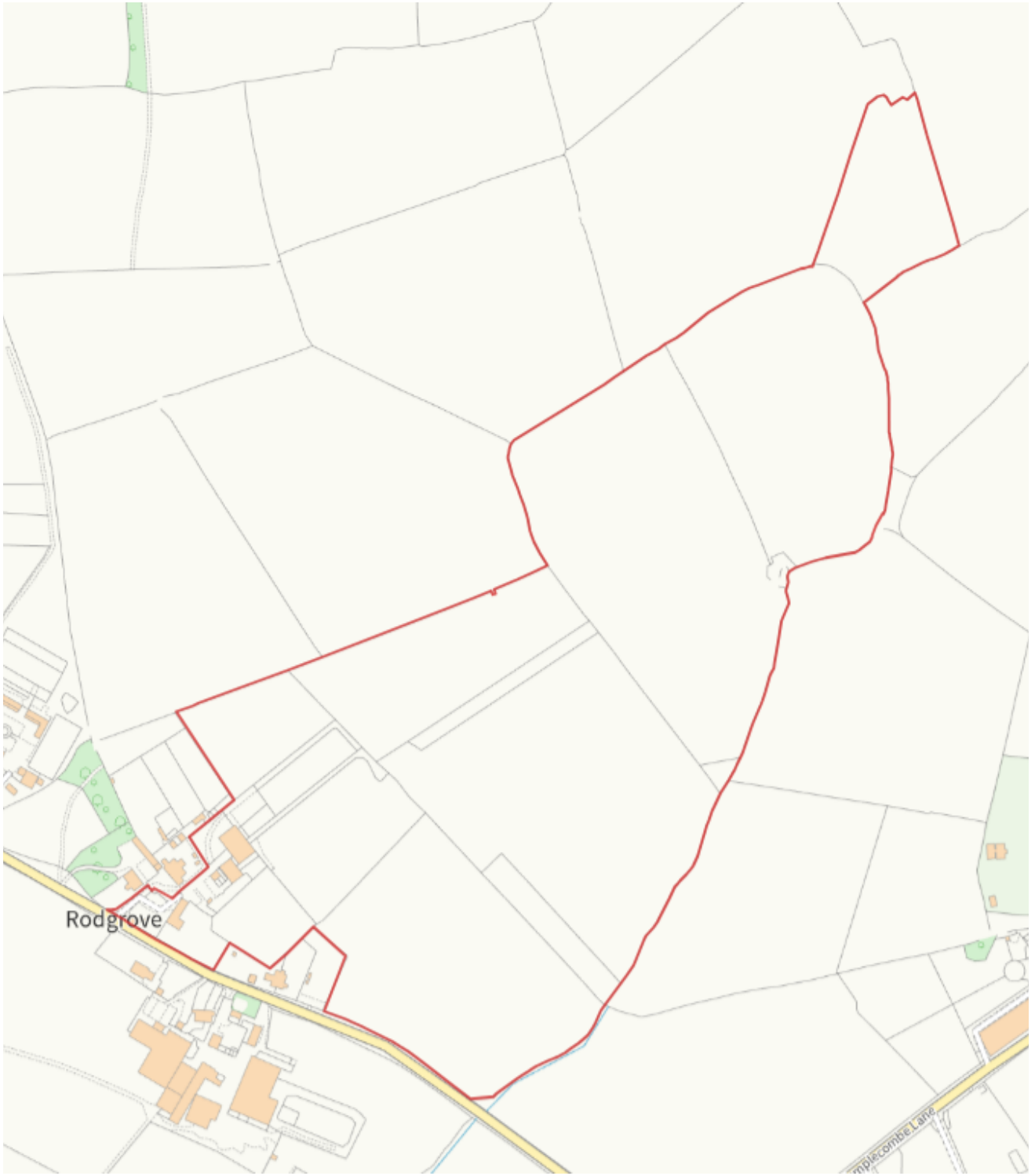
A large garage sits within the plot alongside generous parking for multiple vehicles

COTTAGE

The cottage is a self contained two bedroom detached property, situated adjacent to the main farmhouse and presenting an excellent opportunity for holiday letting, rental income or ancillary family accommodation.

On the ground floor, a generous open plan sitting and dining room provides a comfortable everyday living space, with a well equipped kitchen alongside. A bathroom also serves the ground floor. To the first floor, two well proportioned bedrooms are found, along with a WC.

The cottage benefits from its own private entrance and outlook, along with two parking spaces, a private garden and oil fired central heating via a combi boiler, making it a truly independent and appealing additional element of this rural holding.



FARM BUILDINGS

The farm buildings comprise a machinery and lambing shed, hay barn and an adjoining pole barn with three stables and a tack room, providing excellent facilities for a variety of agricultural, equestrian or lifestyle uses.

Machinery/Lambing Shed (12.18m x 18.19m); steel portal framed construction with concrete floor, steel profile sheeted cladding beneath a fibre cement sheeted roof.

Hay Barn (18.17m x 8.81m); Steel portal framed construction with concrete floor, block walling with steel profile sheeted cladding beneath a steel profile sheeted roof.

Adjoining Pole Barn (18.17m x 20.06m); timber construction with concrete floor, block walling, timber cladding beneath a steel profile sheeted roof. Includes 3 block built internal stables with additional tack room.

LAND

The land comprises a ring fenced block of level productive permanent pasture, bounded by stock proof fencing, mature hedgerows and drainage ditches. The land has been well maintained having been cut for silage/hay and or grazed with livestock. The land benefits from good access either through the farm or via a gateway directly from the public highway. In total the smallholding extends to to 57.91 acres (23.43 ha) or thereabouts.

SERVICES & OUTGOINGS

We understand the property benefits from mains water, mains electricity with air source heat pump and solar panels providing additional electricity. Both the farm house and cottage drain into a sewage Treatment Plant which is shared with the neighbouring property.

Mains water to troughs on the land.

Willow Farm Council Tax: Band E

Willow Farm Lodge is currently listed on the VOA as being rated at £3,500 however we understand the current owners have permission to change to residential use. Further details available from the selling agents.

ACCESS

The property benefits from excellent access directly from Moor Lane over an owned driveway leading to the houses, buildings and land. The neighbouring property has a right of access over the initial part of the driveway. In addition, there is a separate gateway from Moor Lane into the land.

TENURE

The land is of freehold tenure with full vacant possession available upon completion of the purchase.







FLOOD ZONE

According to information from the Environment Agency, parts of the subject property are designated as being at risk of flooding from rivers or seas without defences, with a flood risk rating of low.

RIGHTS OF WAY, EASEMENTS

We understand there is a right of way in favour of the neighbouring property over part of the driveway. There are footpaths that traverse the property and we understand there is an easement over part of the property to allow for the neighbouring property to drain into the shared Treatment Plant.

The property is offered for sale subject to and with the benefit of all matters contained in or referred to in the property charges register of the registered title together with all public and private rights of way, wayleaves, easements and other rights of way whether these are specifically referred to or not.

DESIGNATIONS

We are not aware of any designations affecting the property.

METHOD OF SALE

The property is offered for sale by Private Treaty.

DIRECTIONS

What3words:///ripen.take.grazes

From Wincanton head south on Moor Lane for approximately 3 miles, where the property will be located on your left hand side. The property will be indicated by a for sale board.

EPC

Willow Farm: A

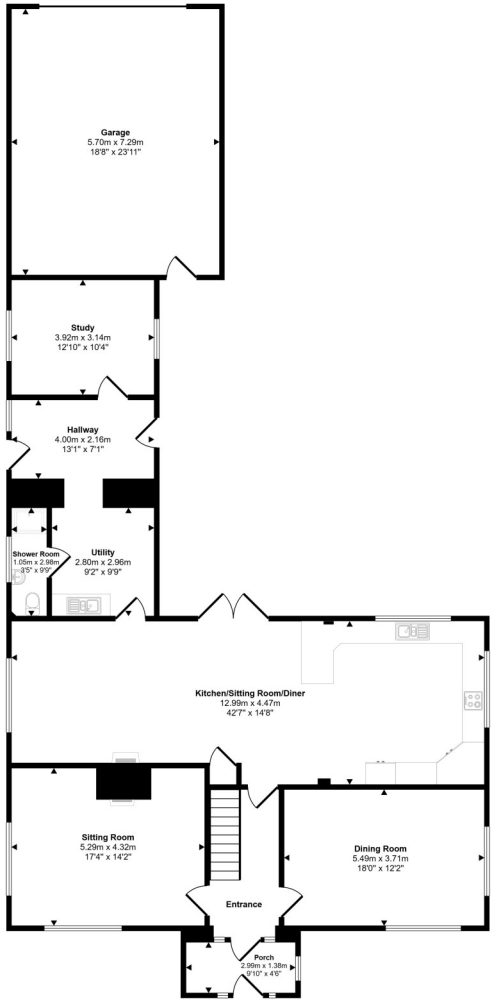
Willow Farm Lodge: D

LOTTING

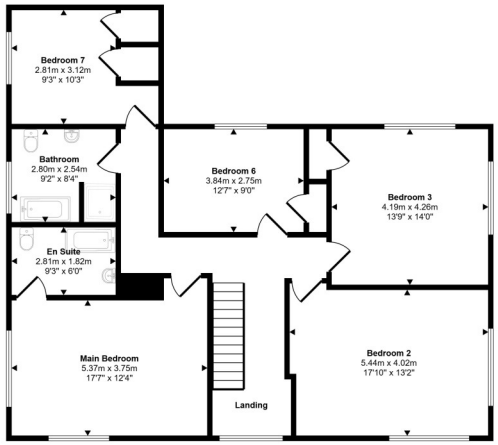
It is anticipated that the property will be offered as lotted, but the Vendor reserves the right to sell the property as a whole or in lots privately or to amalgamate, withdraw, sub-divide, alter, add to or amend any lot or any part prior to the sale. No responsibility can be accepted for any expenses incurred by intending purchasers inspecting properties which have been sold, let or withdrawn.

WILLOW FARM

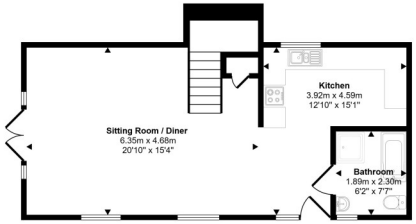
Approx Gross Internal Area
401 sq m / 4315 sq ft



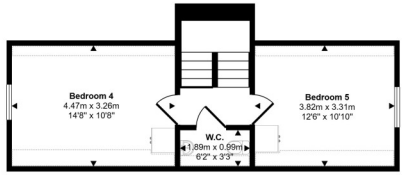
Ground Floor
Approx 192 sq m / 2067 sq ft



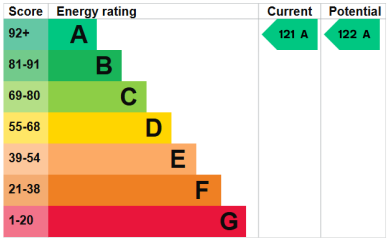
First Floor
Approx 122 sq m / 1315 sq ft

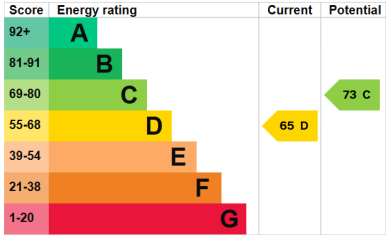


Annex Ground Floor
Approx 50 sq m / 541 sq ft



Annex First Floor
Approx 36 sq m / 392 sq ft





IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.











VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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