LODESTONE



Horwood Farmhouse,



Horwood Farmhouse,

BA9 9RA

£3,100 PCM

4 Bedrooms | 3 Bathrooms | 2 Receptions

PROPERTY FEATURES

- Stunning Rural Property
- Open plan kitchen
- 2 sitting rooms
- 4 bedrooms
- Master bedroom with ensuite and dressing area
- Conservatory
- Off Road Parking
- Countryside views













This farmhouse is a magnificent property a couple of miles out into the beautiful countryside from the Somerset town of Wincanton.

A true escape to the country!

Approached along a sweeping private drive this handsome, well-presented home would make an ideal country retreat for any family.

The open-plan kitchen with dining area is the hub of the house which includes an Induction hob, electric oven, fridge/freezer, dishwasher, washing machine and tumble dryer The kitchen leads to a garden room and then out into the fabulous garden which wraps around the house, with views over open countryside.

The house boasts two sitting rooms with feature fireplaces. There is also a downstairs WC and utility room.

Upstairs the bedrooms are simply gorgeous and are served by a large family bathroom with shower.

On the top floor is a wonderful master suite with a dressing area, an en-suite shower room and a stunning outlook over the rambling countryside encircling the farmhouse.

Situation

There is a shop and pub 1.5 miles away and the market town of Wincanton is close by, offering all the usual amenities but also including a revered butcher, artisan baker, an excellent delicatessen, Lynne Franks SEED cafe, Morrisons, Lidl and several independent boutiques. It is a ten-minute journey to the fashionable town of Bruton home to the renowned restaurant, At the Chapel and the world-famous art gallery Hauser and Wirth. The pretty town of Castle Cary is a few miles to the west and also offers many independent shops, pubs, interior retailer and a book-store. The Newt in Somerset Hotel and Gardens has recently opened nearby.

Sherborne and Yeovil are conveniently situated a 30-minute drive away. Easy access to the A303 links the north and south of the country. Rail links from Bruton to Waterloo and Castle Cary to London Paddington travelling time less than two hours.

Schools

Wincanton has two primary schools and King Arthur's Community secondary.

Bruton and Castle Cary also have excellent primary schools and secondary state schools including Ansford and the state boarding school Sexeys. Private schools include Hazelgrove Prep, All Hallows Prep, Kings Bruton, Sherborne Boys and Girls and Millfield are all within easy access.

Available: January 2027

Rent: £3,100pcm to include Heating and Broadband (Wessex Internet)

Tenants responsible for Council Tax, water and electricity

Holding Deposit £450

Security Deposit (held by the DPS): £3,450

PART FURNISHED

Postcode: BA9 9RA
What.3.Words: https://what3words.com/creatures.ambition.town

Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance

Part A

Local Authority :Somerset Council
Council Tax Band: F

Part B

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Private Drainage (included in monthly rent)
Heating: Biomass (included in monthly rent)
Broadband: Wessex Internet. (included in monthly rent) Please refer to Ofcom website.
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker Mobile Signal/Coverage:
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Parking: Ample Parking
EPC Rating: E

Other Disclosures

No other Material disclosures have been made by the Landlord This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure. Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain profession confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. .

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