



Lattiford House, Wincanton, Somerset, BA9

Guide Price: £375,000

Leasehold

Lattiford House

Wincanton, Somerset, BA9

 2  2  1  1,817 sq ft

Top Floor Apartment in Lattiford House

Principal Suite with Dressing Room and En-Suite

Grade II Listed Historical Building

Set Within 9 Acres of Communal Grounds

Far Reaching Countryside Views

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ABOUT THE PROPERTY

An exquisite two-bedroom apartment, occupying the whole of the second floor of Lattiford House on the Lattiford Estate, exuding character and charm in abundance with Dormer windows throughout. This property benefits from a large kitchen/dining room, generous drawing room and glorious principal bedroom with dressing area and En-suite shower room with roll-top bath. Stunning countryside views can be appreciated from every room and with over 1800 sq ft of living space, high ceilings, a garage, parking and use of the 9-acre grounds and Tennis Court, this country retreat is really very special.





ACCOMMODATION

The apartment is accessed via a large entrance hall and grand central staircase ascending three flights. The hall provides access to all the main rooms of the apartment and can be adorned with furniture due to its size. The kitchen is fitted with shaker style base units in a horseshoe with low-level microwave oven, dishwasher, stainless-steel 1½ bowl sink and drainer set into the granite worktop, washing machine, 4-ring electric hob and wide double oven beneath a large chimney extractor fan. A breakfast table currently sits in the space across from a pantry cupboard and adjoining integrated fridge/freezer and opens into the sizable dining room with fireplace and built-in dresser. Adjacent, the drawing room extends to nearly 27ft with a prominent fireplace and views across the countryside.

The substantial principal bedroom is a sublime space with feature fireplace and adjoining dressing room and en-suite bathroom with step up to a roll-top bath, separate shower, WC, white heated towel rail and basin. The dual aspect second bedroom is fitted with wardrobes to one wall and looks out over an orangery within the grounds. The family bathroom has a bath with shower over and concertina glass screen, WC, white heated towel rail and wooden vanity with countertop basin. A large airing cupboard and cloakroom are accessible from the hallway.

OUTSIDE

On entering the Lattiford Estate from Anchor Hill, take the first left to the garage, parking and visitor spaces. The apartment has a designated parking space and garage en bloc with up and over door, electricity, lighting and separate bin store. Lattiford House is steeped in history and is a prominent Georgian Grade II listed property built from local squared stone with a clay-tiled roof. It was likely built c.1800 with a West wing added in the later 19th century. However, the main house was destroyed in 1901 by a fire and re-built on a larger scale, later becoming Childscourt school from 1993 to 1999. In 2003 the main house was converted into four apartments with the estate buildings also undergoing renovation, creating a private hamlet set within 9 acres of communal gardens. A tennis court, pond, manicured gardens and surrounding fields provide an oasis for residents to enjoy and with agreement, tend parts of the garden individually for their own pleasure.



LOCATION

Lattiford is just 0.8 mile from the small village of Holton, which has a church and public house. For shopping there is a small convenience store in the Anchor Hill Garage (0.4 mile) and the small town of Wincanton (2 miles) has supermarkets, restaurants, doctors' surgery, veterinary surgeries, primary and secondary schools. The towns of Bruton and Sherborne are just 6.7 and 8.5 miles away respectively. Bruton is well known for the Hauser & Wirth Gallery and excellent restaurants including At the Chapel and Da Costa. The Newt, a historic estate with hotel, gardens, restaurants and cafes is only 5 miles away. There is a wide choice of schooling locally, both from the state and independent sectors. There are three primary schools within a three-mile radius with a choice of local secondary schools including The Gryphon School in Sherborne. Local independent schools in the area include the Sherborne schools, Leweston, Hazlegrove and the Bruton schools. For transport connections there are rail services from Templecombe (3.8 miles) to Waterloo taking about 2.25 hours and from Castle Cary (6.3 miles) to Paddington in just 90 minutes. Bristol, Bournemouth, Southampton and Exeter Airports are all reasonably close and offer national and international connections.

What3Words///outreach.courts.pointed

Please be advised that no pets are allowed within Lattiford House.

Maintenance Charges Management Company (Service Charge): Lattiford Management Company Ltd

Maintenance Charges: £2,000 per annum (This includes buildings insurance, fire alarm inspections, outside cleaning of windows and gutters, maintenance of private communal drainage and grass cutting).



ADDITIONAL INFORMATION

Tenure: Leasehold term of 999 years from and including 25th March 2003 and to and including 25th March 3002. 976 years remaining. 1/8 share of the Freehold.

Council Tax Band: F

Local Authority: Somerset

Services: LPG Central Heating, Mains Water, Private Drainage, Electricity and Telephone all subject to the usual utility regulations.

Broadband & Mobile: Coverage for this property can be checked at: www.ofcom.org.uk/phones-and-broadband

Flood Check: www.gov.uk/check-flooding

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

EPC

This property is Grade II listed and is therefore exempt from the requirement to provide an Energy Performance Certificate (EPC).

VIEWING

Strictly by appointment with the agents at KingsLand Property.

Tel: 01963 34455

Email:

sales@kingslandproperty.com

Lattiford, Holbrook, Wincanton, BA9

Approximate Area = 1817 sq ft / 168.8 sq m

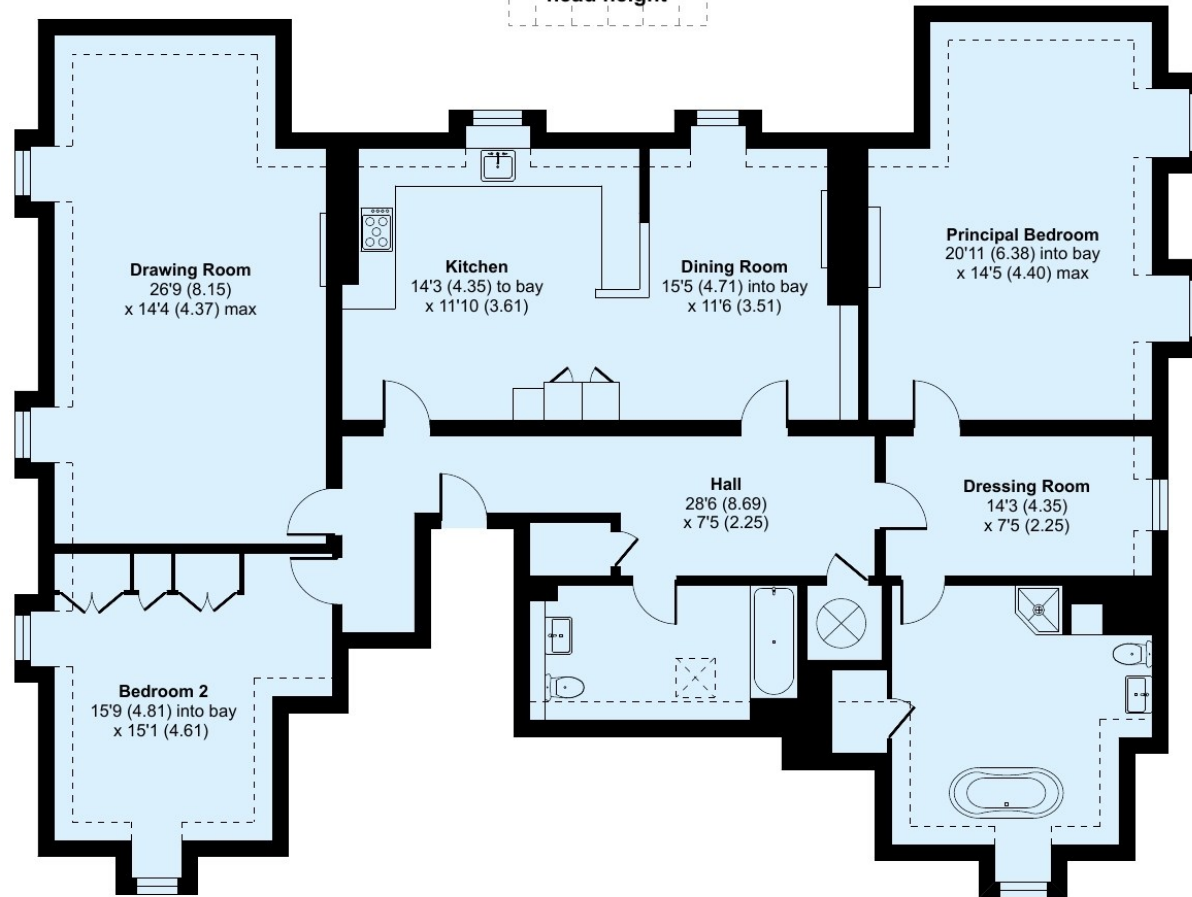
Limited Use Area(s) = 181 sq ft / 16.8 sq m

Total = 1998 sq ft / 185.6 sq m

For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1300408





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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.