



**Bratton Seymour, Wincanton, Somerset, BA9**

**Guide Price: £1,295,000**

**Freehold**

# Bratton Seymour

## Wincanton, Somerset, BA9

 4  3  2  3,074sq ft

Detached Country Residence

Four Double Bedrooms

Split-Level Barn and Stable

Set Within Grounds of 1.7 Acres

Idyllic Countryside Location

**Guide Price: £1,295,000**  
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### ABOUT THE PROPERTY

An exceptional four-bedroom detached country residence with stables, paddocks and a substantial split-level barn, set within grounds of approximately 1.7 acres in the sought-after village of Bratton Seymour, Somerset. This beautifully appointed home combines elegant interiors with extensive outdoor amenities, offering the perfect blend of outdoor charm and modern living. Thoughtfully finished with solid oak doors, joinery and quality fittings throughout, the house also benefits from modern eco-credentials, including solar panels and an air source heat pump.





## GROUND FLOOR

A covered entrance to a solid wooden front door opens into a welcoming hallway with inset coir matting, oak flooring and an impressive half-turn oak staircase rising to the first floor. The generously proportioned living room is a standout feature, with oak flooring, two front facing windows and French doors opening to a South facing sun terrace overlooking the front garden. A Harmony 10kw log burner, set on a stone heath, provides the focal point. The formal dining room, also with oak flooring, is an ideal entertaining space with French doors leading to the rear patio. The kitchen is a true highlight of this home, fitted with dove grey shaker style units under black granite worktops, complemented by a large island with breakfast bar and further space for a table. Triple aspect windows flood the space with natural light, and high specification appliances include two eye-level Miele ovens, Miele induction hob with extractor, Neff dishwasher, wine cooler and Miele coffee machine. A Villeroy & Boch Belfast sink, recycling drawers and space for a fridge/freezer complete the room. Double doors open to the rear patio and underfloor heating ensures year-round comfort. A utility room with matching cabinetry, Belfast sink, granite worktop and external door to the rear patio also features a laundry chute from the first floor. A cloakroom with Victorian high-level WC and coat cupboard completes the ground floor.



## FIRST FLOOR

The first-floor landing is both generous and elegant, with space for seating and furniture. The principal bedroom enjoys dual aspect countryside views, walk-in dressing room, and a luxurious en-suite with rainfall shower, vanity unit and touch sensor illuminated mirror, heated towel rail and contrasting black and white tiling. Bedroom two benefits from its own en-suite shower room and garden outlook, while bedrooms three and four are also generous in size, one featuring a practical laundry chute. A stylish family bathroom completes the first floor, offering a hydrotherapy spa bath, large walk-in shower, Victorian-style sink and WC, extensive built-in cupboards and a window overlooking the garden. The attic loft offers scope for conversion, subject to planning consent.

## OUTSIDE

The property is approached through stone pillars onto a driveway with ample parking. To the front, a manicured lawn, pond and steps up to the front door and sun terrace create an attractive setting. To the rear, a private patio bordered by brick walling with featuring inset coves, including a built-in BBQ. Steps rise to a lawned garden with raised beds, beyond which lies access to a pony paddock with stable and hay storage.

## BARN AND WORKSHOP

A substantial split-level stone barn, partly timber-clad, sits to the side of the property and provides a versatile workshop with lighting, power and solar panels which supply the main house. Internal stairs connect the two levels, with Velux windows bringing natural light into the space. A greenhouse is positioned to the rear of the barn.

## LOCATION

Tucked away in the rolling Somerset countryside, Bratton Seymour is a picturesque village just outside the market town of Wincanton. Surrounded by farmland and open views, the village offers a peaceful rural setting while still benefiting from convenient access to local amenities. Wincanton provides a range of shops, cafes, and essential services, as well as excellent transport links via the A303 and a mainline train station in the nearby village of Templecombe, offering direct connections to London Waterloo and Exeter. The area is also well known for its beautiful walking routes, historic churches, and proximity to popular towns such as Bruton, Castle Cary, and Sherborne, each offering a vibrant mix of culture, dining, and independent shopping. For families, the region is home to highly regarded schools, both state and independent, making Bratton Seymour a desirable choice for those seeking village life with a strong community spirit and superb links across the Southwest and beyond.

**What3Words///agreement.basin.plan**



## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Council Tax Band:** E

**Local Authority:** Somerset

**Services:** Air Source Heat Pump, Solar Panels, Mains Water, Septic Tank, 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](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Check:** [www.gov.uk/check-flooding](http://www.gov.uk/check-flooding)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## VIEWING

Strictly by appointment with the agents at KingsLand Property.

Tel: 01963 34455

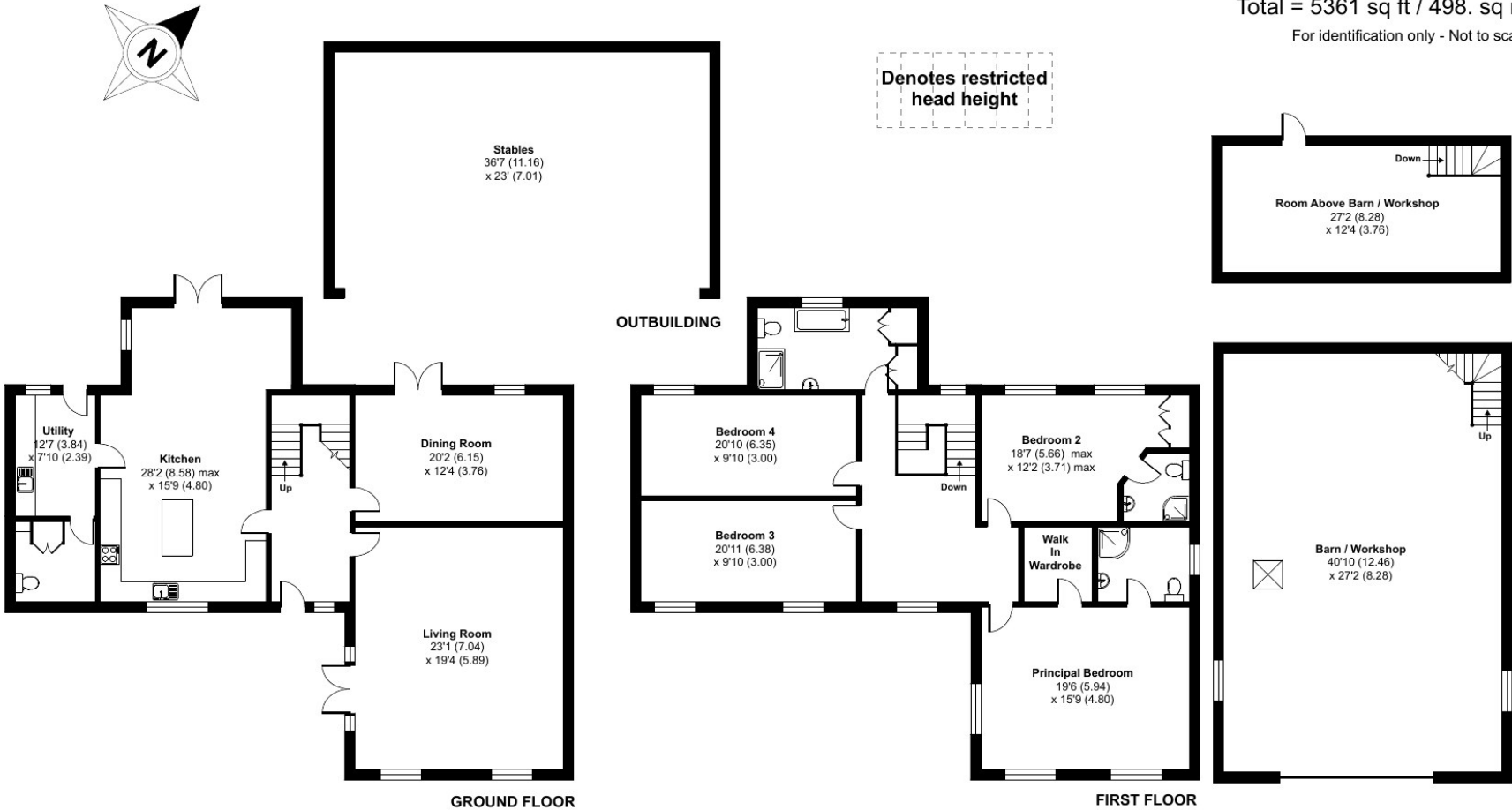
Email:

[sales@kingslandproperty.com](mailto:sales@kingslandproperty.com)

# Bratton Seymour, Wincanton, BA9

Approximate Area = 3074 sq ft / 285.5 sq m  
 Room Above Barn / Workshop = 335 sq ft / 31.1 sq m  
 Barn / Workshop = 1109 sq ft / 103. sq m  
 Outbuilding = 843 sq ft / 78.3 sq m  
 Total = 5361 sq ft / 498. 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). © n|checon 2025. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1345026



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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.