



Grove Barn, Sutor Farm, Horwood, Wincanton, Somerset, BA9

Guide Price: £625,000

Freehold

Grove Farm, Sutor Farm

Horwood, Wincanton, Somerset, BA9

 3  2  3  1,452 sq ft

Barn Conversion with Three Double Bedrooms

Open Plan Kitchen/Dining Room

South Facing Garden with Countryside Views

Excellent Decorative Order and Underfloor Heating

Paddocks, Orchard and Gardens extending to just under two acres

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ABOUT THE PROPERTY

Set within the exclusive setting of Sutor Farm, with just four other properties, Grove Barn is a beautifully presented semi-detached barn conversion offering single storey living, recently renovated to a high standard and enjoying countryside views. Extending to just over 1,450 sq. ft and set within grounds approaching two acres, the property provides a wonderful blend of modern comfort, character features and equestrian or smallholding potential, all located just over a mile from Wincanton and its amenities.





ACCOMMODATION

Entering the property, you are welcomed into a central hallway where the reception area sits to the front, providing a versatile space ideally suited as a home office, snug or reading area. This also benefits from a large, shelved storage cupboard and loft access. To the left of the hallway, the property opens into the main living accommodation. The kitchen is fitted with a sleek white gloss cabinetry, granite worktops and a comprehensive range of high-quality integrated appliances including a Neff double oven, microwave, steam oven and warming drawer, as well as a fitted dishwasher and wine cooler. A Rangemaster Neo-Rock sink with drainer is positioned beneath a window, complemented by an instant hot water tap and water filter. French doors open directly out to the rear garden. The dining area flows naturally from the kitchen and offers ample space for a table and chairs, benefitting from dual aspect windows that allow for plenty of natural light. An open archway leads through the sitting room, where an attractive red brick arched fireplace with wood burner creates a cosy focal point. This room enjoys a dual aspect and features French doors opening onto the patio, perfectly framing the far-reaching views across the garden and surrounding countryside. Adjacent to the kitchen is a well-appointed utility room, fitted with matching white gloss push-to-open units, a one-and-a-half bowl stainless-steel sink and space for both a washing machine and tumble dryer. A cloakroom is accessed from here, and a door leads out to the side of the property.



The bedroom accommodation is well arranged and comprises three double bedrooms. The principal bedroom is positioned to one side of the property and benefits from an adjoining dressing area fitted with wardrobes, drawers and built-in seating beneath the window. An en-suite bathroom serves the room and is fitted with a bath with shower over, WC, basin with storage and a heated towel rail. Bedroom two is located to the front aspect, while bedroom three enjoys a rear aspect, both providing comfortable double rooms. A separate shower room is fitted with a rainfall shower, WC, basin with storage and a mirror with integrated lighting and shaver point.

OUTSIDE

The property is approached via a tree lined driveway providing parking for several vehicles, along with a single carport with power and lighting. A wooden picket fence borders the front garden, which is laid to lawn with planted borders and a pathway leading to the entrance, with further access to the rear garden via a side gate. The rear garden is south-facing and predominantly laid to lawn, complemented by a patio area ideal for outdoor dining or the addition of a garden suite. From here, uninterrupted views stretch across open countryside and adjoining fields, creating a peaceful and private setting. Additional features include a garden shed, outside tap and lighting. The land is a particular highlight of Grove Barn, offering excellent potential for equestrian, smallholding or lifestyle use. To the left of the access road leading up to the property lies an enclosed orchard extending to approximately 0.26 acres, planted with apple, plum and pear trees featuring a natural pond, edged by a meandering stream. To the right are two enclosed fields totalling approximately 1.32 acres with water connected, complete with a mobile field shelter and greenhouse, all with gated access. Grove barn presents a rare opportunity to acquire a stylishly renovated barn conversion with land, set in an idyllic rural position while remaining within easy reach of local amenities.

LOCATION

Horwood is a small rural hamlet situated just outside the market town of Wincanton, offering a tranquil countryside setting while remaining conveniently close to local amenities. Wincanton, located just over a mile away, provides a range of everyday facilities including supermarkets, independent shops, cafes, a health centre and both primary and secondary schooling. The surrounding area is well known for its rolling Somerset countryside, with an abundance of scenic walks right on the doorstep. The historic town of Sherborne lies a short drive to the south, offering boutique shopping, restaurants and well-regarded schools, including both state and independent options. The area is particularly well connected, with easy access to the A303 providing direct routes to London and the South West, while mainline rail services are available from nearby Templecombe and Sherborne stations, offering regular links to London Waterloo.

What3Words:///lamine.bashed.drizzly



ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: E

Local Authority: Somerset

Services: Oil Central Heating - Underfloor Heating, LPG gas for hob, 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	79 C
39-54	E		
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the agents at KingsLand Property.

Tel: 01963 34455

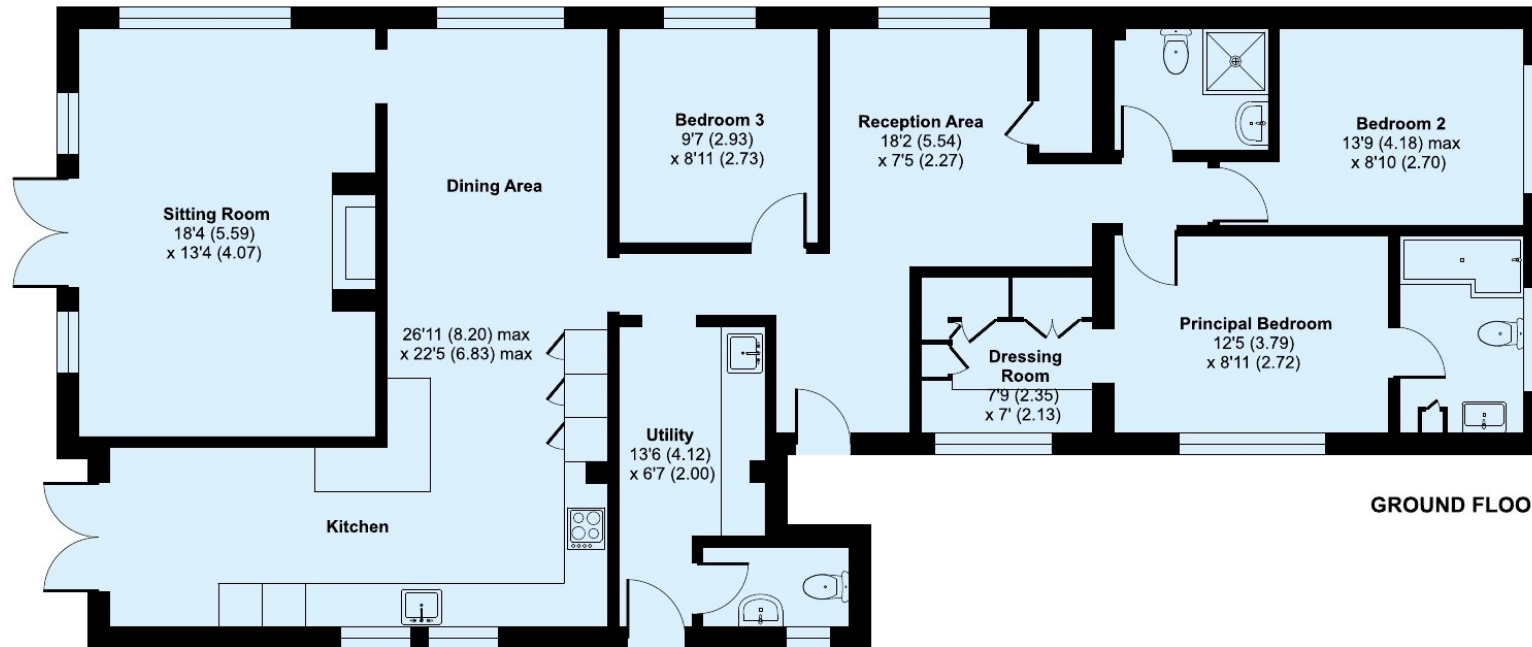
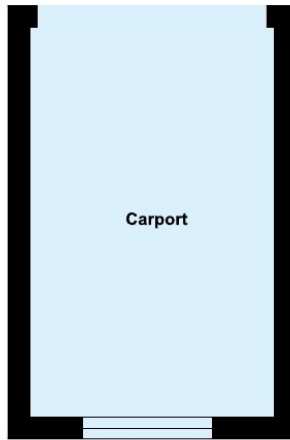
Email:

sales@kingslandproperty.com

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Approximate Area = 1452 sq ft / 134.8 sq m (excludes carport)

For identification only - Not to scale



GROUND 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: 1450343





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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.