



Whitechurch Lane, Henstridge, Somerset, BA8

Guide Price: £395,000

Freehold

Whitechurch Lane Henstridge, Somerset, BA8

 3  1  1  1,428 sq ft

Detached Stone-Built Cottage

One Bedroom, One Bathroom Annexe

Sought-After Village Location of Henstridge

Characterful Property Requiring Modernisation

No Onward Chain

Guide Price: £395,000

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ABOUT THE PROPERTY

Tucked away along a country lane in a semi-rural setting, The Barn is a charming, detached stone-built cottage full of character and offering a wonderful opportunity for a buyer to modernise and create a truly special home. With three bedrooms, a detached one-bedroom annexe and a garage, the property combines period features with flexible living space, all set within a peaceful countryside location.





GROUND FLOOR

The property is approached via an enclosed porch to the front, which opens directly into the kitchen. The kitchen is fitted with wooden wall and base units, complemented by wooden worktops with a Belfast sink positioned beneath a window overlooking the garden. A double oven and four-ring gas hob are in place, while a run of full-height cupboards along one wall provides extensive storage and space for multiple appliances. A rear door leads out to the garden, and a cloakroom is conveniently located to the rear of the property. The kitchen flows through a large opening into the sitting room and dining area, which offers ample space for a table and chairs and provides a natural link between the main living spaces. The sitting room is a particularly inviting room, enjoying a dual aspect and featuring sliding doors that open directly onto the garden. An attractive red brick fireplace with tiled hearth creates a focal point, while stairs with an ornate balustrade and carpet runner rise to the first floor.

FIRST FLOOR

Upstairs, the landing is spacious and benefits from a vaulted ceiling, enhancing the sense of character throughout the upper floor. The principal bedroom benefits from triple aspect views, characterful exposed beams, wooden floorboards and an exposed chimney breast. Bedroom two is another distinctive room with a vaulted ceiling, exposed beams, wooden floorboards, built-in wardrobe and a high level storage cupboard, along with dual aspect views. Bedroom three is a single room positioned to the rear, featuring a panelled ceiling, exposed beams, corner shelving and a low-level window offering views across the garden and countryside beyond. The family bathroom is well proportioned and fitted with a roll-top bath, separate tiled shower, WC and basin, complemented by wooden panelling, a heated towel rail and a low-level obscured window.



OUTSIDE

Externally, the property benefits from driveway parking for two vehicles and a garage with power and lighting. The front of the property is bordered by hedging, with steps leading to the porch. To the rear, the garden has been thoughtfully arranged with a paved patio, raised planted beds and a rockery, along with a log store to the side. A gently sloping pathway leads to the end of the garden and provides access to the rear of the garage, while a low wall allows uninterrupted enjoyment of the surrounding countryside views. A particularly valuable addition to the property is the detached one-bedroom annexe, offering excellent potential for guest accommodation, home working or income generation. The annexe is entered via its own enclosed porch into a hallway with an attractive herringbone tiled floor, leading to a bathroom fitted with a shower, WC and basin, and into a studio-style living space. This main area includes windows overlooking the garden and a kitchenette with sink, water heater and tabletop oven and hob. Stairs rise to a first floor sleeping area with space for a double bed and additional storage cupboards.

LOCATION

Henstridge is a well-served Somerset village ideally positioned on the Dorset border, offering a strong sense of community alongside excellent day-to-day amenities. The village benefits from a range of facilities including a convenience store, village hall, public houses and a popular primary school, making it particularly appealing to families. A recreation ground and nearby countryside walks provide plenty of outdoor space, while further amenities can be found in the neighbouring towns of Wincanton, Milborne Port, Stalbridge and Sherborne, just a short drive away. Sherborne offers a wider selection of shops, restaurants and well-regarded schooling, including both state and independent options. The area is well connected for commuters, with easy access to the A30 and A303 providing routes towards London and the Southwest, while mainline rail services are available from nearby Templecombe and Sherborne station, offering direct links to London Waterloo. Combining rural charm with practical convenience, Henstridge is a desirable location for a range of buyers.



ADDITIONAL INFORMATION

Tenure: Freehold
Council Tax Band: E
Local Authority: Somerset
What3Words:///season.subplot.automatic

Services: Electric Heating, Mains Water, Mains 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		72 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

VIEWING

Strictly by appointment with the agents at KingsLand Property.
Tel: 01963 34455
Email: sales@kingslandproperty.com

Whitechurch Lane, Henstridge, Templecombe, BA8

Approximate Area = 1428 sq ft / 132.6 sq m

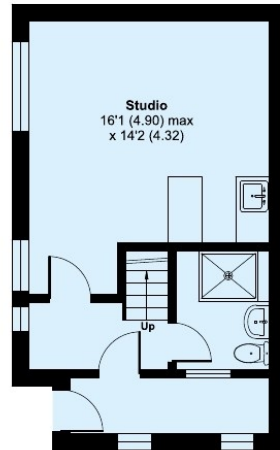
Limited Use Area(s) = 181 sq ft / 16.8 sq m

Garage = 296 sq ft / 27.4 sq m

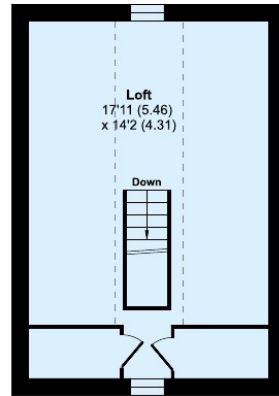
Outbuildings = 450 sq ft / 41.8 sq m

Total = 2355 sq ft / 218.6 sq m

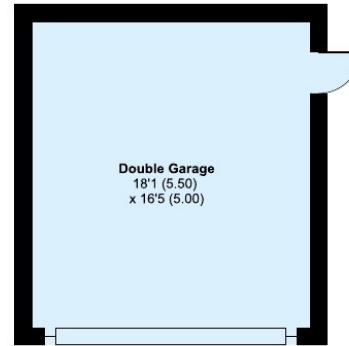
For identification only - Not to scale



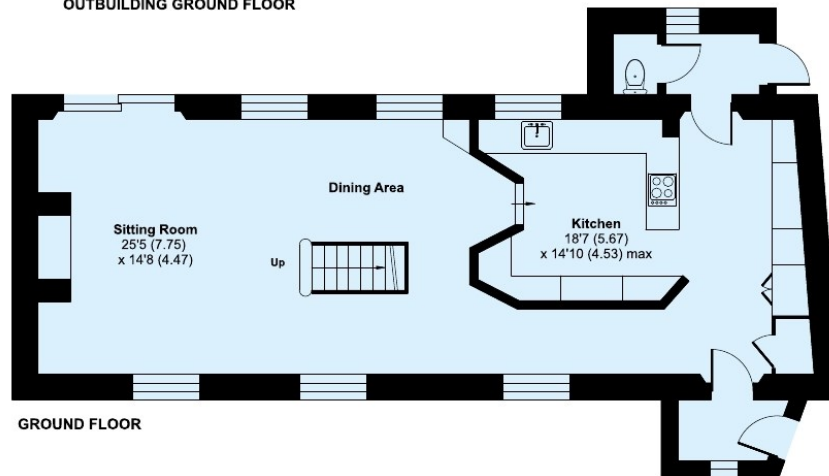
OUTBUILDING GROUND FLOOR



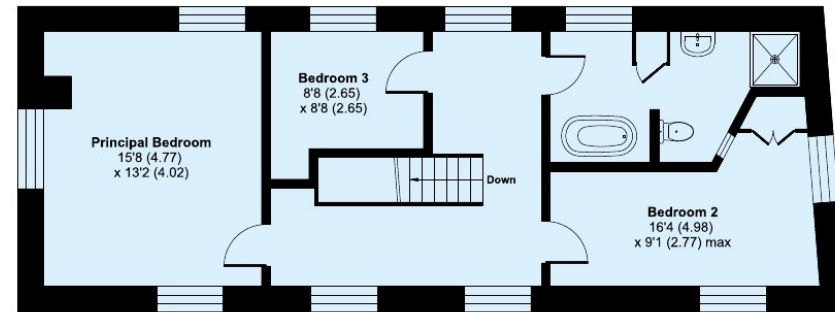
OUTBUILDING FIRST FLOOR



Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1451401



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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.