

An aerial photograph of a rural property. In the foreground, a large, two-story brick house with a dark grey roof and a white front door is visible. To its left are several smaller brick buildings, some with red-tiled roofs. A paved area with a blue car and a yellow van is situated between the main house and the smaller buildings. Behind the main house, a long, single-story brick building with a red-tiled roof extends across the middle ground. To the right of this building is a large, open green field. In the background, there are more green fields, trees, and a line of hills under a clear blue sky. A utility pole stands in the middle ground on the right side.

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# Hillside House

Middle Street, Misterton, Crewkerne, Somerset

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Crewkerne, Somerset  
TA18 8LZ

A former stock and dairy farm boasting a handsome four bedroom farmhouse for modernisation, well positioned traditional and modern farm buildings, along with five adjoining parcels of productive pasture land. In all 29.23 acres (11.83 hectares)



- Handsome four bedroom detached farmhouse
  - Walled garden
  - Range of traditional farm buildings
  - Modern stock building and covered yard
- Productive pasture land with further access points
  - Well-connected position in Somerset
  - In all 29.23 acres (11.83 hectares)

Guide Price  
£895,000

Freehold

For sale by Private Treaty as a whole, lotting available

Yeovil Agricultural  
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## THE PROPERTY

Available to the market for the first time in over a century, Hillside House presents the opportunity of a fourth generation former stock and dairy farm set in a well-connected position in Somerset.

The farmhouse provides extensive accommodation with generously sized rooms and scope for further extension into the outhouse to the west, or the coal house and former shop to the east (subject to planning permission).

A large walled garden to the south provides ample space and privacy for relaxation or vegetable growing.

A garage and former slaughterhouse in the parking courtyard also present further opportunities. The first and northernmost parcel of pasture land neatly wraps around the residential element of the property.

To the south of the farmhouse are the main farm buildings. Set on a part concrete and part hardcore yard, the three farm buildings provide both modern and traditional construction with further scope for alternative uses (subject to planning permission). A secondary access point via a right of way is available from Close Drive.

Beyond the farm buildings, in an elevated position with far-reaching views, lie four further parcels of productive pasture land with further access points from Knowle Lane and Swan Lane.

## SITUATION

The property is set in the heart of Misterton, adjacent to and accessed from Middle Street. Misterton boasts a pub, village hall, church, tennis club, pre-school and a garage/convenience store. Wider retail, recreational, educational and commercial facilities are also close by in the town of Crewkerne, just 2 miles northwest.

The property is conveniently located for access to the surrounding areas via the A356 (within 1 minute's drive) and the A3066 (within 1 minute's drive). Crewkerne also provides a mainline railway station (London Waterloo 2.5 hours).

The area is well served by independent and state schools, including Hazlegrove, Perrott Hill and the Sherborne schools.



# Hillside House, Middle Street, Misterton, Crewkerne

Approximate Area = 1991 sq ft / 184.9 sq m

Outbuilding = 287 sq ft / 26.6 sq m

Total = 2278 sq ft / 211.5 sq m

For identification only - Not to scale



## THE FARMHOUSE

The four bedroom farmhouse (in need of modernisation) provides spacious accommodation over two floors with good room proportions.

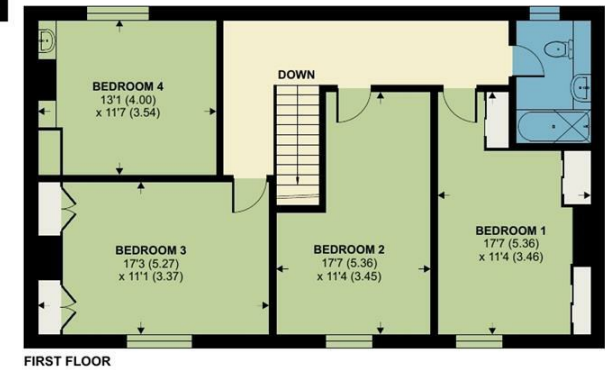
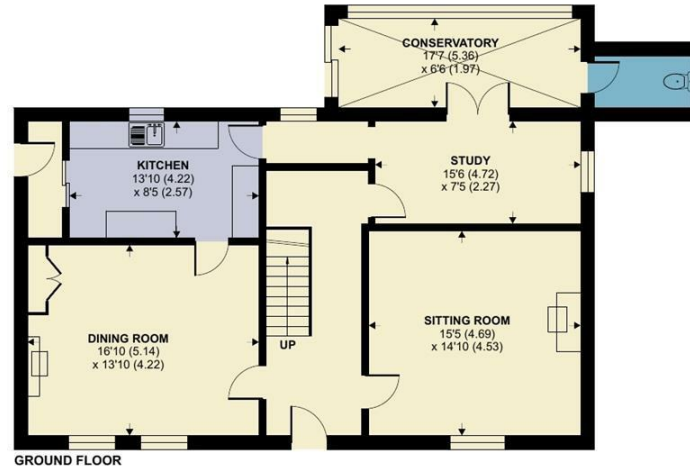
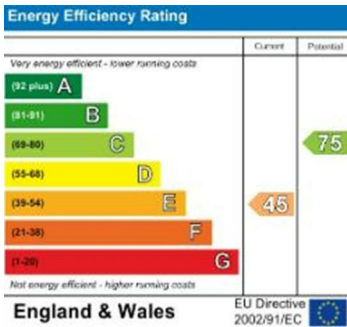
Constructed of stone elevations under a slate tile roof, the farmhouse offers a handsome exterior with a number of character features throughout.

Entry to the ground floor is through a porch, leading directly onto the kitchen, with views over the walled garden. Beyond sits the generously sized dining room, sitting room, study, conservatory and cloak room. The first floor has four large bedrooms and a family bathroom with a large landing.

The property is accessed from the east, directly from Middle Street into the courtyard parking area, which provides parking for at least four vehicles.

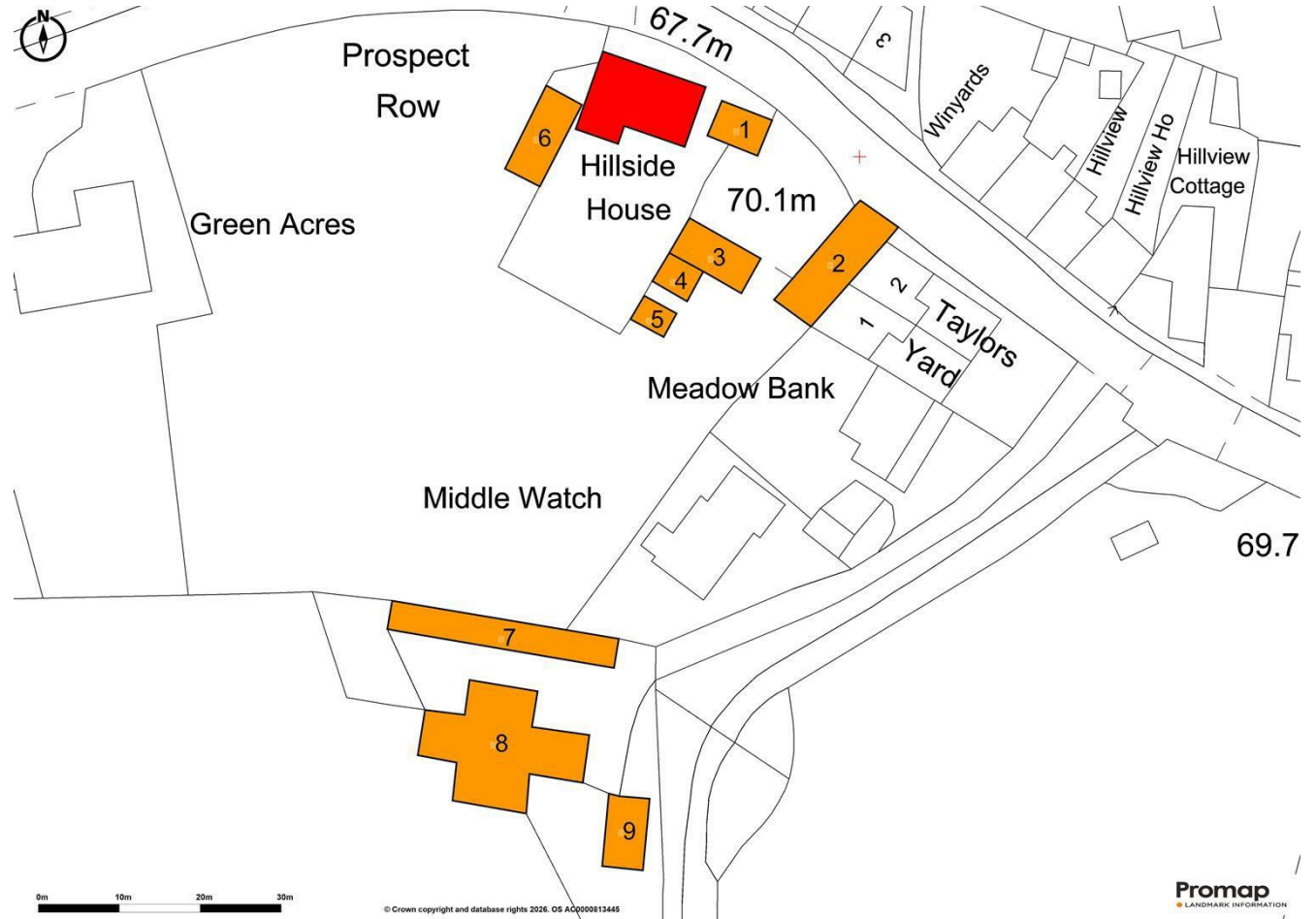
To the front (north) is a small, paved garden area with a path leading to either side of the property. To the rear (south) sits a large enclosed walled garden.

The adjacent outbuildings provide scope for extension to the east and west (subject to planning permission).



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Symonds & Sampson. REF: 1466656





## OUTBUILDINGS

The outbuildings hold a wealth of history. Before World War II, the grandfather of the current owner butchered two lambs per week in the former slaughterhouse, which would be transported by train from Misterton to London to supply Buckingham Palace.

The former shop was also started just before World War II to serve the villagers with meat and vegetables.

The outbuildings are predominantly constructed of stone elevations under either clay tiled, slate tiled or corrugated sheet roofs. They comprise the following:

1. Coal house/former shop (31 sq. m.)
2. Former slaughterhouse (93 sq. m.)
3. Garage (50 sq. m.)

4. General store (20 sq. m.)
5. General store (15 sq. m.)
6. Outhouse (56 sq. m.)

The outbuildings are accessed from the same courtyard as the farmhouse, with the exception of the Outhouse (6), which is accessed from the land to the south and west.

## FARM BUILDINGS

The farm buildings are set to the south of the farmhouse and benefit from a secondary access point via a right of way from Close Drive.

The buildings are set on concrete and hardcore yards and extend to approximately 350 sq. m. in total.

They were utilised for dairy production from the early 1950's until the mid/late 1970's.

They comprise the following:

7. Stone cow stalls (103 sq. m.)
8. Stock building and covered yard (202 sq. m.)
9. Open-fronted storage (45 sq. m.)

## SERVICES

Farmhouse - Mains water, mains electricity, mains drainage and oil fired central heating.

Outbuildings, coal house/former shop - Mains electricity.

Farm buildings - Mains electricity. Currently no mains water connected.

Land - Currently no mains water connected.

Broadband - Standard and superfast available.

Mobile Network Coverage - Good outdoor coverage from most providers.



## LAND

Set to the south of the farm buildings in an elevated position with far-reaching views is the land extending to a total of 29.23 acres (11.83 hectares).

Split into five conveniently sized enclosures, the land is a mixture of gently sloping and level pasture land enclosed by mature hedge and tree lined boundaries providing good shade.

The southernmost parcels are level, with the northern areas closest to the farmhouse being gently sloping.

The soil is shallow lime-rich soils over chalk or limestone, and the land is classified as Grade 3 on the Agricultural Land Classification maps.

Access is available from the main entrance on Middle street, from Knowle Lane to the west, or from Swan Lane to the east.

## TENURE AND POSSESSION

Freehold with vacant possession upon completion.

## RIGHTS, EASEMENTS AND BOUNDARIES

The property is sold subject to and with the benefit of all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in the General Remarks and Stipulations or particulars of sale or not. The purchaser shall be deemed to have full knowledge of the boundaries of the ownership thereof.

There is a public right of way crossing the property from Swan Lane (to the east), crossing the middle and southern parcels of land.

## AGRICULTURAL SCHEMES

There are no existing Sustainable Farming Incentive or Countryside Stewardship agreements in place.

## FIXTURES AND FITTINGS

All freestanding equipment and any other equipment not specifically mentioned in the details above are excluded from the sale.

## DESIGNATIONS

The whole property is located in a Nutrient Neutrality Catchment for Somerset Levels and Moors under the Parrett Catchment.

## LOCAL AUTHORITY

Somerset Council  
Council Tax Band: E

## SPORTING, TIMBER AND MINERAL RIGHTS

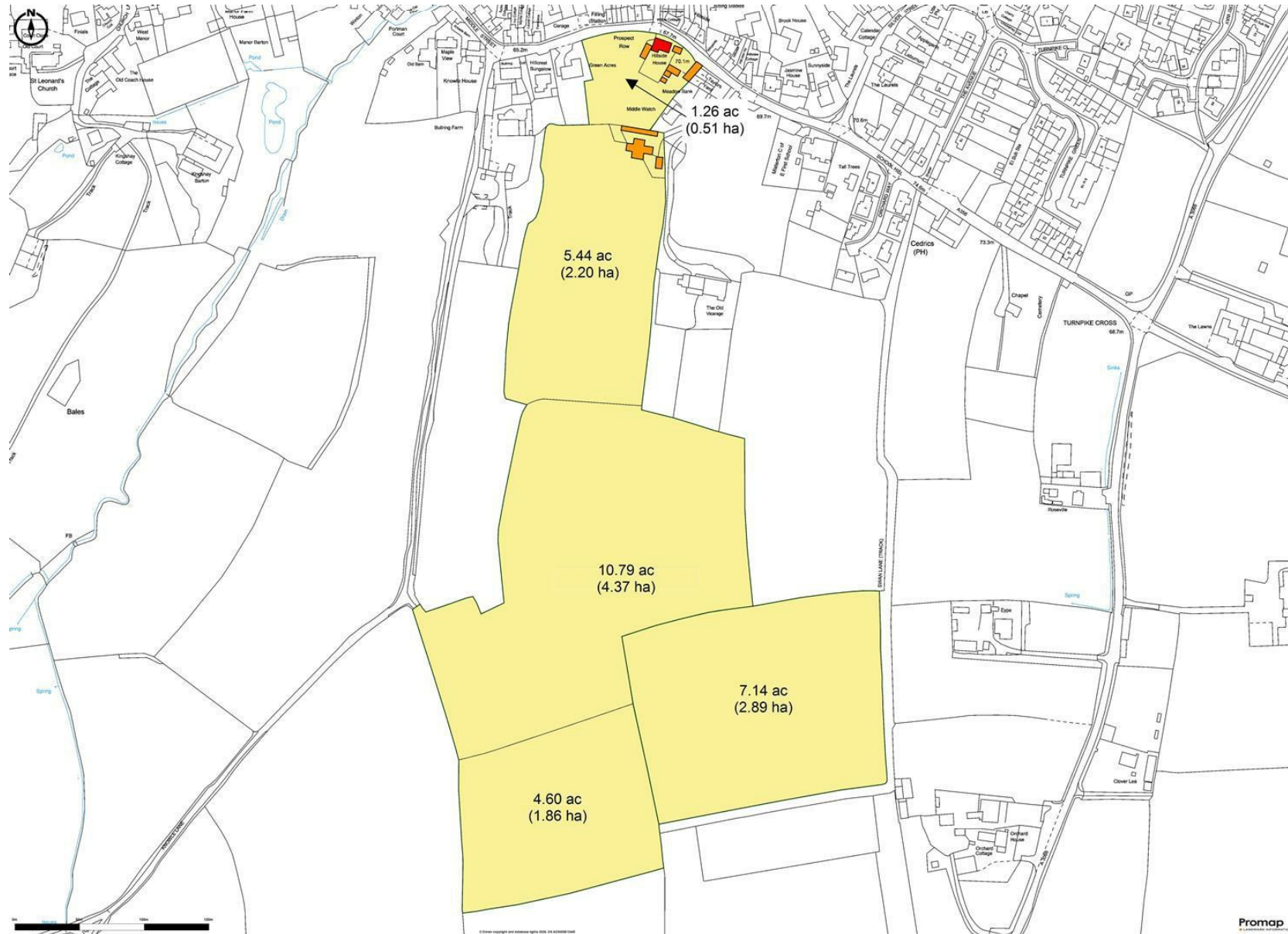
All sporting, timber and mineral rights are understood to be owned and are included in the sale insofar as they are owned by the vendor.

## DIRECTIONS

What3words: ///beakers.potential.newspaper

## VIEWINGS

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Lucy Carnell on 01935 382901.



YeoAg/LMC/24062026



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An aerial photograph of a rural landscape. The foreground is dominated by large, golden-brown fields, likely harvested crops, separated by green hedges and clusters of trees. In the middle ground, a village with numerous houses and buildings is visible, surrounded by more green fields and trees. The background shows a vast, rolling landscape under a clear blue sky. A dark green rectangular box is overlaid in the top right corner, containing the text 'Symonds & Sampson' in white, with a thin yellow horizontal line below the text.

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