



Holly Tree Farm, Woodlands, West Pennard, BA6 8LH

£1,300,000 Freehold

COOPER
AND
TANNER



Holly Tree Farm, Woodlands West Pennard, BA6 8LH

It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:

 6  4  3  8.25 acres EPC E GRADE II listed

£1,300,000 Freehold

Description

This charming semi-rural cottage is situated in a small hamlet and offers extensive lawned gardens and paddocks totalling 8.25 acres. The property has an established equestrian setup which includes a 60mx20m all weather menage and a two stable blocks, with four spacious stables in each. The property features a large attached barn that provides a popular one or two bedroom holiday cottage. The whole house also provides an ideal holiday home and annexe potential to support multi-generational living.

The cottage comprises two large, West and South facing reception rooms, all enjoying aspects over the garden and the countryside beyond. Wood burning stoves have been fitted in each room including inside the Inglenook fireplaces and the original flagstone floors have also been exposed. Although a new entrance has been established, the original front door is still accessible in the larger of these two rooms with four further doors accessing the property.

The spacious kitchen/breakfast room is located to the rear of the property and features multiple aspects providing plenty of natural light. The well equipped, shaker style suite including a built in larder cupboard, offers plenty of storage and ample space for seating. There is the addition of an electric Aga and access via a stable door to the extended entrance vestibule, a fifth bedroom and

shower room with WC. This additional space has been designed to be entirely self contained and suitable for those seeking multi-generation living.

There are four additional bedrooms, one including a WC and sink, and a well proportioned family bathroom on the first floor. Three of the bedrooms face West and offer elevated views over nearby countryside and Glastonbury Tor. The bedrooms and the family bathroom feature exposed beams and wood floors.

Holiday Cottage

This one or two bedroom cottage with their own shower rooms (one ensuite) is entirely self-contained and prior to conversion, formed part of an adjoining barn. The property can be accessed independently is also accessible from the entrance vestibule in the main house. The conversion has been sympathetically finished but enjoys a contemporary feel throughout.

Location

Woodlands is a small hamlet approximately 3 miles South West of the village of West Pennard which includes a Primary School, Parish Church and Pub. The historic Town of Glastonbury is 3 miles away. Street also offers comprehensive facilities whilst the Cathedral City of Wells is 6 miles away. Holly Tree Farm is within easy reach of The renowned Millfield Senior School in Street and less than 2 miles from the Preparatory School at Edgarley.





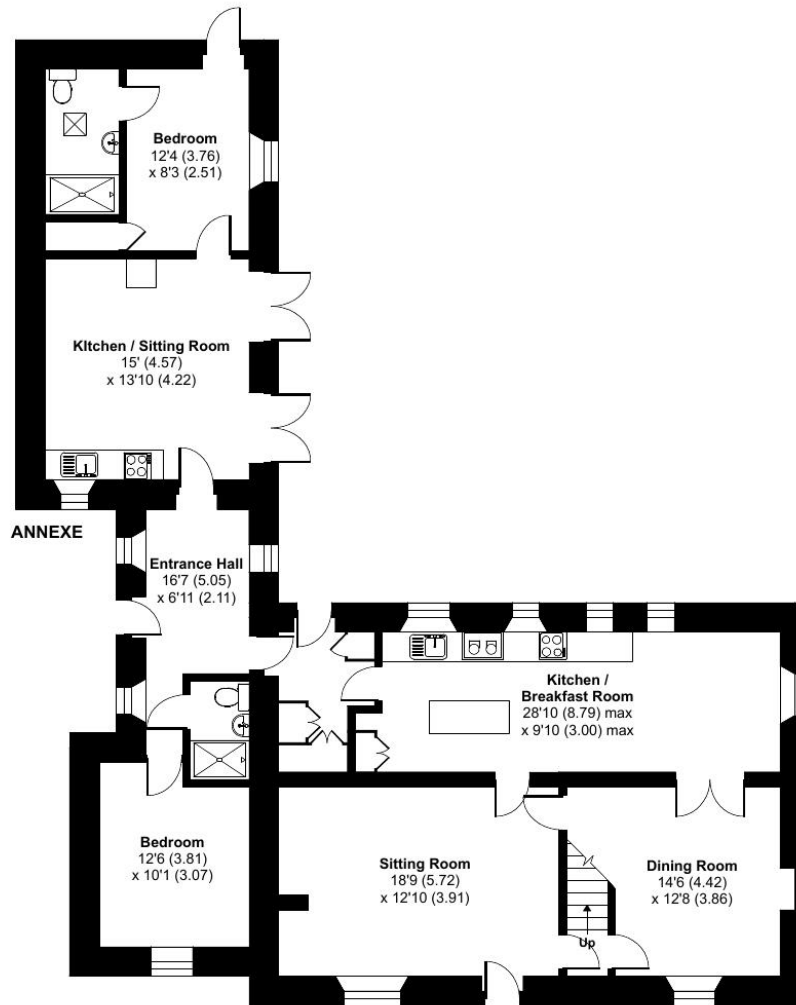
Holly Tree Farm, Woodlands, Glastonbury, BA6

Approximate Area = 2261 sq ft / 210 sq m

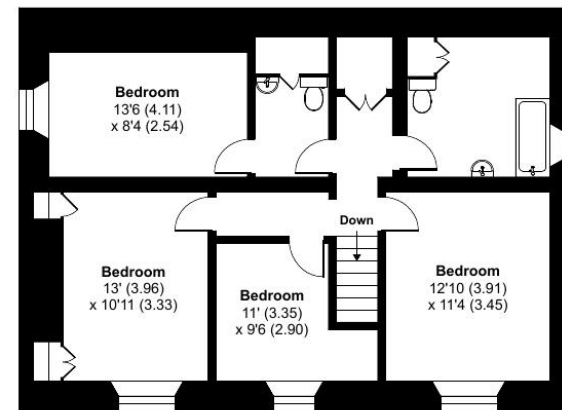
Outbuildings = 2177 sq ft / 202.2 sq m

Total = 4438 sq ft / 412.3 sq m

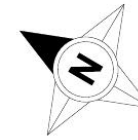
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





Outbuildings and stables

There is a good selection of outbuildings which includes a substantial Dutch barn measuring in excess of 30ft. This versatile space provides four spacious stables but could be converted for various uses (including workshops) and benefits from a mains power supply and water connection. There is an additional four stable block currently used for storage and a tack with mains electricity and water connections. The Stable block can be accessed from the main entrance or via a gravelled track accessed off Woodlands Road. There is also a purpose built store/workshop that provides additional storage.

Garden and grounds

Holly Tree Farm is surrounded by well kept lawned gardens that enjoy excellent levels of privacy. The grounds extend to a secure paddock on the North East boundary with its own island in the middle. An all weather rubber menage is located at the top of the rear garden along with additional gated access to the adjoining paddocks. There are numerous seating areas and a large sun terrace at the rear of the house which are regularly used for evening entertaining and alfresco dining.

Directions

From Glastonbury, follow the signposts toward Shepton Mallet (A361). Passing Millfield Preparatory School, continue along the A361 for approximately 1 mile. Take the right hand turning signposted Baltonsborough onto Woodlands Road.

Planning Permission

There is active planning permission for a single storey extension on the right side of the house – access to garden and kitchen. Lapsed planning permission to convert the front tin barn into a stone barn for storage, the two stable blocks (including the Dutchbarn) and barn into a spacious eight stable block with facilities for and office WC tack room and storage, and erect a new pole barn.

Equestrian information

Local venues provide an excellent range of both affiliated and unaffiliated competitions and training opportunities including King Sedgemoor Equestrian Centre (11 miles), Badgworth Arena (16 miles) , Stretcholt Equestrian Centre, Pontispool (34 miles) Mendip Plains (15 miles) and Chard Equestrian (28 miles). There are some excellent and active Pony Clubs and Riding Clubs in the area.



Local Information Baltonsborough

Local Council: Somerset County Council

Council Tax Band: G

Heating: Oil fired central heating

Services: Mains water, private water treatment plant and electricity



Motorway Links

- A303
- M5



Train Links

- Castle Cary, Yeovil junction



Nearest Schools

- Street, including Millfield (prep and senior campuses).
- Glastonbury, Wells (Wells Cathedral).





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