



Yew Tree Cottage, Hornblotton, Shepton Mallet, Somerset, BA4 6SF £860,000 Freehold

COOPER  
AND  
TANNER



An indicative outline of the property and land

# Yew Tree Cottage, Hornblotton, Shepton Mallet, Somerset, BA4 6SF

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 5-6  4  3 EPC E

Guide Price £860,000 Freehold

## Description

A well-proportioned detached period house with an integral two-storey annexe, offering spacious and versatile living accommodation. With five to six bedrooms, four reception rooms and two large kitchens, the property could easily be utilised as one substantial family home, or to generate an income from either holiday or longer term letting, if desired. In addition to the main residence and annexe, the property includes enclosed gardens, a 1.7 acre paddock, 5 stables, a tack room, a menage, a large hay barn and extensive off-road parking.

The original part of the house dates back to the 1800's and some of the retained features include an inglenook fireplace, exposed wooden beams and deep window sills. The property was then extended in 2014, to provide a further reception room, a kitchen/dining room, plus two additional first floor bedrooms and a bathroom.

## Accommodation:

A door to the front of the property opens into a central entrance hall which incorporates the staircase to the first floor accommodation, two storage cupboards, access into a downstairs shower room and doors into the sitting room (in the original part of the house) and a further reception room, which could be allocated to either the main house or the annexe. The main sitting room is an excellent size, with an attractive inglenook fireplace and a Jetmaster open fire. An opening then leads through to a separate dining room which has a double glazed window to the side and a door through to the farmhouse kitchen/dining room. Fitted with

a range of wooden fronted floor and wall units and tiled flooring, the dual-aspect kitchen is located at the rear of the property and overlooks the garden. There is a large utility room, and a rear porch then leads out to a patio seating area and the garden beyond. The third reception room is currently used as a playroom but could equally be presented as a dining room to the annexe, a snug or a home office. It has double glazed patio doors opening out to the rear of the house and a spiral staircase leading up to a useful attic room with skylight windows, currently used as a bedroom.

On the first floor, there are two double bedrooms with built-in wardrobes, a single bedroom and a family bathroom with a roll top bath. From the playroom there is access into the extended part of the property (currently used an annexe) via an inner hall, which offers storage for coats/boots and has an external door to the rear. The annexe living room is dual aspect with a central wood burning stove and a staircase leading to the first floor. There is a separate kitchen/dining, offering a range of modern floor and wall units, an island/breakfast bar, an integrated electric oven, hob and dishwasher, space for a fridge freezer and plumbing for a washing machine. A further set of double glazed patio doors then open out to the back of the property, beside the menage.

Upstairs, there are two bedrooms (one spacious double and one smaller double), a family bathroom with a shower over the bath, and an airing cupboard.









## Outside

The property is approached through a wooden five bar gate onto a gravelled parking area with room for approx. three or four vehicles. The front garden is mainly laid to lawn with mature hedging and trees. The rear garden is also laid to lawn and enclosed with hedge and fenced boundaries.

With an excellent set up for equestrian use, the property includes a modern block of three stables, complete with highly durable recycled plastic doors, light, power, water, CCTV cameras, solar panels (which significantly contribute towards the energy costs of the house) and a good size lockable tack room. In addition, there are two further stables within a timber block beside. The 20 x 40 menage is secured by post and rail fencing. There is also a separate enclosed turnout area within the yard. Beyond, on the western side of the boundary is a second vehicular access, with double gates giving access into an extensive area of parking, a large hay barn and a useful outside store/garage.

## Location

Hornblotton is a small village situated 4.5 miles west of Castle Cary and easily accessible from both the A37 and A371. A popular village offering a

range of property styles, Hornblotton includes a village hall and a Grade I Listed church.

Nearby Castle Cary is an attractive and bustling market town of glowing golden stone. It is a haven of historic buildings, independent shops and boutiques and picture-perfect surrounding countryside. Dating back to 1855, The Market House remains the focal point of the town, hosting a weekly market as well as regular events. The town is home to many independent businesses including shops and art galleries. Amenities include a nursery, a primary and a secondary school, a health centre, a dental practice, a library, a Post Office, a deli, various grocery stores, greengroceries, newsagents, chemists, pubs and tea shops. There are large supermarkets only a 15-minute drive away in the towns of Wincanton and Shepton Mallet. 'The Newt in Somerset' is just a short drive away along with the fashionable town of Bruton, home to Hauser & Wirth Somerset, a pioneering world-class art gallery. The mainline railway situated on the edge of Castle Cary makes this a great location for commuters (Paddington c. 90 mins) and the A303 is also within easy reach.



### Local Information Hornblotton

**Local Council:** Mendip District Council

**Council Tax Band:** Band E

**Heating:** Oil-fired central heating (main house) & electric heating and wood burning stove (annexe)

**Services:** Mains electricity and water. Private drainage.



### Motorway Links

- M5/M4
- A303/M3



### Train Links

- Castle Cary & Bruton
- Yeovil and Templecombe



### Nearest Schools

- Keinton Mandeville & Lovington Primary Schools
- Ansford (Secondary)

