



The Cider House, Ditcheat Hill, Shepton Mallet Somerset BA4 6TL £875,000 Freehold

COOPER
AND
TANNER



The Cider House

Ditcheat Hill, Ditcheat, Somerset, BA4 6TL

 3  1  3 EPC F

£875,000 Freehold

Description

Set in an elevated position overlooking open countryside The Cider House is a delightful barn conversion with a fantastic range of versatile outbuildings, stables and land, in all just over 7 acres.

With around 3,700sqft of outbuildings a substantial multipurpose barn provides superb space for a range of uses including equestrian, agricultural, workshops or storage and gives the owners the opportunity to combine home and workspace in a glorious rural setting.

House.

A period attached barn conversion with a practical and cosy feel arranged over two floors that retain exposed beams and natural stone walls giving a 'country living' style to the house. The kitchen and breakfast room enjoy views over the paddocks and have a wood burning stove. The kitchen is a shaker style with a range of wall and floor cabinets, a 1 ½ bowl sink, built in electric Bosch oven, hob and plumbing for a washing machine, tumble drier and dish washer. There are two bedrooms, one en suite bathroom with heated towel rail and one family bathroom with heated towel rail on this side of the house.

Steps up from the kitchen lead to a first floor sitting and dining room which enjoys a dual aspect and views over the paddocks to the front. Stairs lead down to a dressing area and a double bedroom with built in cupboard, a bathroom with heated towel rail and an airing cupboard housing a 'megaflow' hot water tank.

Outbuildings

There is ample hard standing and parking around the house and outbuildings. The main barn is a 3 bay steel portal framed barn with lean to extensions providing 6 internal stables and a tack room. The main section of the barn has a mezzanine area above and a good area for storage and various uses. The barn walls are block built with timber panels and a concrete floor.

There are two timber stables on the right-hand side of the driveway with a concrete apron and a small enclosure.

There is also a double timber field shelter on skids with a concrete apron in the paddock on the left of the driveway.

Land

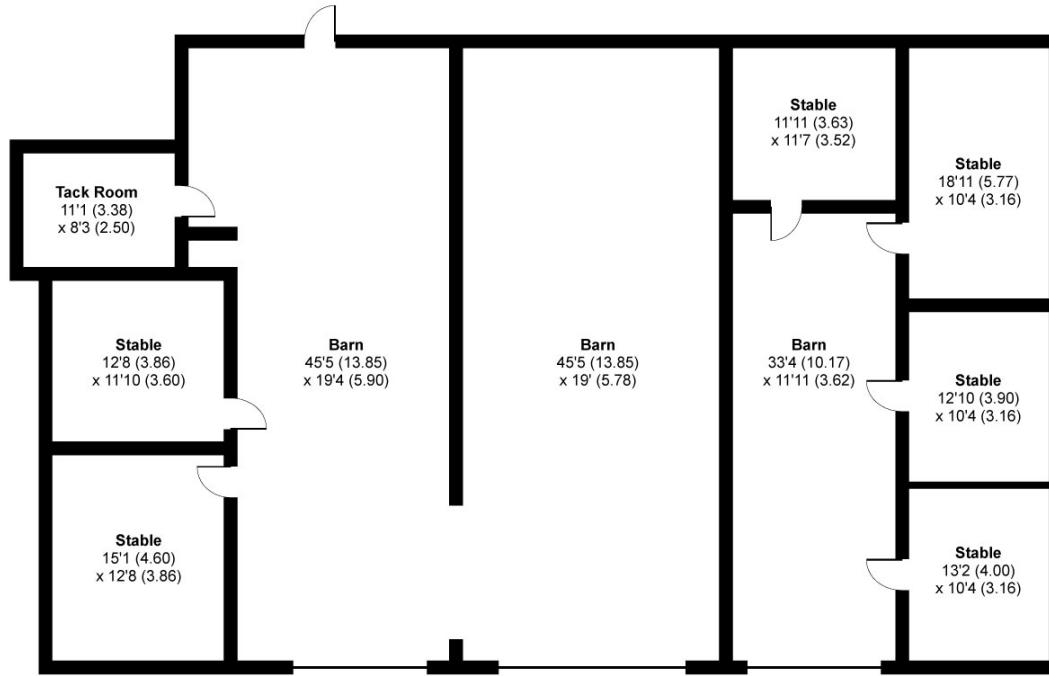
The land is all in permanent pasture and slopes gently. There is a spinney at the top of the driveway with a disused well and a small paddock on the right of the drive that is currently home to the chickens. The paddock on the left of the drive is elevated with good views of the surrounding countryside.

The remaining land is below the barn and is sheltered by mature hedges and a wooded area. This area is currently divided by post and tape fencing but could easily be reconfigured to suit a variety of grazing requirements.





Ditcheat Hill, Ditcheat, Shepton Mallet, BA4

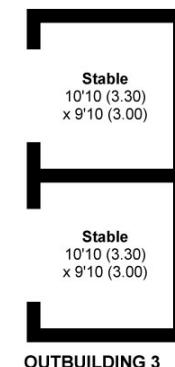


Approximate Area = 1385 sq ft / 128.7 sq m

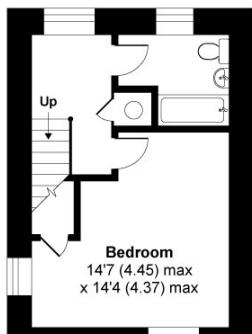
Outbuilding(s) = 3870 sq ft / 359.5 sq m

Total = 5255 sq ft / 488.2 sq m

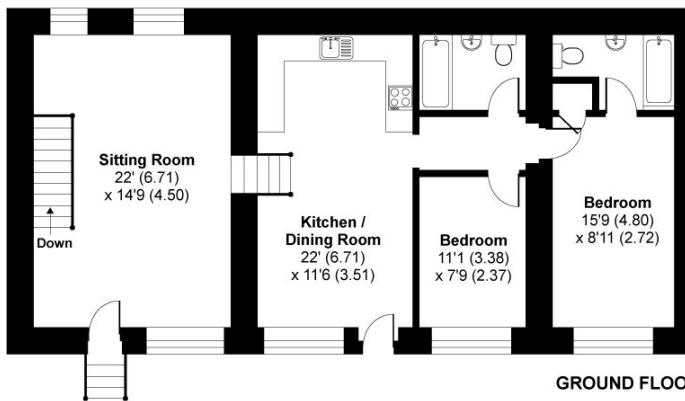
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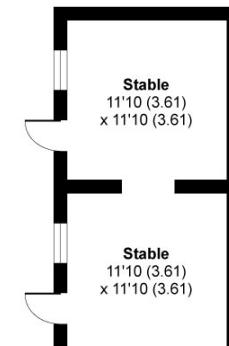
OUTBUILDING 3



LOWER GROUND FLOOR



GROUND FLOOR



OUTBUILDING 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Cooper and Tanner. REF: 1407074



Location

Set in the heart of rural Somerset, Ditcheat is an attractive village renowned for its peaceful countryside setting and strong community atmosphere. Situated approximately 4.5 miles south of Shepton Mallet, 2.5 miles north-west of Castle Cary and just over 4 miles from Bruton. The village is home to the Manor House Inn, a welcoming 16th-century pub offering excellent food and a traditional country pub feel. Ditcheat is famed for its equine and agricultural heritage, being the base for champion trainer Paul Nicholls' as well as Barber's Farmhouse Cheesemakers, the world's oldest surviving cheddar-making family business. The surrounding landscape of orchards and grazing pastures paints the quintessential Somerset picture, adding to the village's rural charm.

Ditcheat has a primary school, with a choice of excellent independent and state schools nearby, including those in Bruton, Castle Cary and the wider area.

Transport connections are excellent for a rural setting: Castle Cary station provides direct mainline services to London Paddington, and both the A37 and A371 are easily reached for travel towards Bath, Bristol, Yeovil, and the A303.

Local Information

Local Council: Somerset Council

Council Tax Band: E

Heating: Electric heating.

Services: Mains water via a sub metered supply from the neighbouring property. Private drainage (treatment plant). Mains Electric and Solar panels (privately owned).

With scenic walks on the doorstep, pretty surrounding hamlets, and fashionable nearby towns such as Bruton—well known for its arts, dining culture, and countryside appeal—Ditcheat offers a just the right blend of quiet village living paired with superb accessibility.

Agents Note

Please note that the garage and store of the neighbouring property are attached to the rear of The Cider House.





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