



2 Hill Farm Cottages, Wraxall, Shepton Mallet, Somerset, BA4 6RQ £485,000 Freehold

COOPER  
AND  
TANNER







# 2 Hill Farm Cottages, Wraxall, Shepton Mallet, Somerset, BA4 6RQ

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 3  2  1 EPC TBC

Guide Price £485,000 Freehold

## Description

An opportunity to purchase an attractive Grade II Listed, semi-detached cottage, pleasantly located within the hamlet of Wraxall. The property offers three double bedrooms, a generous south-facing garden (total plot approx. 0.20 acre), a rural outlook, a single garage and off-road parking. Available to purchase with no onward chain.

A door to the front of the cottage opens into an entrance porch, which in turn leads through to a central hallway. To one side of the property, there is a well-proportioned, dual-aspect sitting room which enjoys plenty of natural light. To the other, a separate dining room which has alcove storage, is open to an adjoining kitchen at the rear of the property. In need of some updating, the kitchen is fitted with a range of wooden fronted floor and wall units, the kitchen offers space for a freestanding cooker and white goods, and has three windows to the rear. A rear hall on the ground floor has an under-stairs cupboard, gives external access to the back of the cottage and also leads to a WC.

On the first floor, there are three good size double bedrooms; the first and second bedrooms benefitting from a lovely rural outlook to the front of the property. In addition, there is a family bathroom fitted with a panelled bath with a shower over and tiling around, a low level WC and a pedestal wash hand basin.

## Outside

The property benefits from surrounding gardens to the rear, side and in particular to the front, which is an excellent size and south-facing, enjoying plenty of sunshine throughout the day. Mainly laid to lawn, the garden includes a patio seating area, a greenhouse and established borders.

A shared driveway to the side of the adjoining cottage gives access to a single garage (the right hand garage of the pair) which has an 'up and over' door and provides useful storage. There is off-road parking available directly in front. Gated access beside the garage then leads through to the rear of the cottage, with steps to the back door.

## Agent's Note

We are also marketing the adjoining cottage, 1 Hill Farm Cottages, for sale on behalf of our clients. Further information can be provided upon request.

















## Location

The property is located within the hamlet of Wraxall, situated approx. a mile from the village of Ditcheat. A sought-after location, Ditcheat has a fine church, a village hall, an excellent local pub known as 'The Manor House Inn', a well-regarded primary school, a local farm shop (Barbers), Paul Nicholls' racing stables and is surrounded by scenic countryside.

Castle Cary is an attractive and bustling market town of glowing golden stone, located only five miles away from the property. 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 is large supermarket only a 10-minute drive away in the town of Shepton Mallet. The newly opened '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.

## Directions

From Castle Cary, proceed on the A371 north towards Shepton Mallet. Turn left just before the Brook House Inn towards Alhampton and Ditcheat. Proceed through the village of Alhampton and continue until reaching the village of Ditcheat. At the T junction turn left, continue past the village pub and follow the road down, and then around to the left. Follow this road out of Ditcheat and into Wraxall, the property can be found on the right hand side, before reaching the Wraxall Vineyard. Parking for viewings is available in a layby in front of the cottage's garden.



### Local Information Wraxall

**Local Council:** Mendip District Council

**Council Tax Band:** Band C

**Heating:** No central heating

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

**Tenure:** Freehold



### Motorway Links

- M5/M4
- A303/M3



### Train Links

- Castle Cary & Bruton
- Yeovil & Templecombe



### Nearest Schools

- Ditcheat Primary
- Ansford/Shepton Mallet (Secondary)

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2 HILL FARM COTTAGES, WRAXALL

TOTAL FLOOR AREA : 1106 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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