



HAMBLETON  
ESTATE AGENTS

## THE COTTAGE BATCOMBE BA4 6BL



£860,000



# The Cottage, Holly Hill, Batcombe, Shepton Mallet, BA4 6BL.

Set in the heart of one of Somerset's most desirable villages, this fabulous four bedroom period cottage effortlessly combines character, comfort, and versatile living. Brimming with charm, the property boasts an exceptional first floor sitting room with vaulted ceiling, exposed timbers, and far-reaching views over the surrounding countryside.

The accommodation is thoughtfully arranged over two floors, offering flexibility for families or multi-generational living. A stable door opens into an impressive open-plan kitchen/diner, perfect for everyday family life and entertaining. The kitchen area is fitted with a range of base units topped with solid wood work surfaces and features a twin-bowl ceramic sink. Flagstone flooring enhances the traditional feel, and a step down leads to the dining area, which comfortably accommodates a large table.

A long hallway leads to two spacious bedrooms and a stylish shower room. This section of the home benefits from two separate external doors, offering potential to create a self-contained annexe if desired.

From the kitchen, stairs rise to the stunning first floor sitting room, the undeniable highlight of the home. Flooded with natural light, this vaulted space with exposed beams creates a truly impressive setting for relaxation and entertaining. Also on this floor is a striking principal bedroom with vaulted ceiling, a well-appointed bathroom with freestanding bath, and an additional bedroom with a mezzanine floor, featuring a 'crow's nest' overlooking the sitting room.

Outside, the appeal continues with a beautifully landscaped garden featuring a raised terrace - perfect for al fresco dining or unwinding at the end of the day. A versatile cedar clad garden building offers potential as a home office, studio or workshop. A good size shed at the rear offers ample storage for garden tools and equipment.

To the front, the property benefits from off-road parking and a garage with light, power and water.

In summary, this unique and characterful home offers the perfect blend of period charm and modern comfort, all set within an idyllic and highly desirable village location with beautiful walks from the doorstep.

**LOCATION:** Batcombe is a picturesque village with a community spirit for all ages. Located on the edge of the Mendips three miles from Bruton and seven from Frome, the amenities consist of a popular pub 'The Three Horseshoes', Church, Church Hall, the Old School Hall, playground, playing field, cricket pitch and club. Westcombe Dairy, its shop and the wonderful Woodshedding Beer tap room are also within easy walking distance. Primary and secondary schools nearby, both state and independent.

## ACCOMMODATION IN DETAIL GROUND FLOOR

Solid timber stable door to:

**KITCHEN/DINER:** 33'10" x 11'4" Twin ceramic sink with mixer tap and cupboard below. Further matching base and drawer units with solid wood work surface over, built-in AEG electric oven with inset Bosch four burner gas hob above, flagstone floor, double glazed windows to front and rear aspects, smooth plastered ceiling with downlighters, radiator, fireplace alcove with fitted shelving and step down to the *Dining Area*. This is open plan to the kitchen, perfect for entertaining. Oak flooring, radiator, two windows with fitted shutters to front aspect, window to rear aspect, smooth plastered ceiling and fitted shelving.

**HALLWAY:** Radiator, two windows with shutters and window seats to front aspect, flagstone floor and smooth plastered ceiling with downlighters and smoke detector.

**BEDROOM 1:** 13'8" (min) x 11'4" Radiator, window with fitted shutters and window seat to front aspect, oak flooring, smooth plastered ceiling with downlighters and door to rear garden.

**BEDROOM4/STUDY:** 10'6" (to wardrobe front) x 6'9" (min) Radiator, wall to wall fitted wardrobes and storage cupboards, window with outlook over the rear garden, oak flooring, smooth plastered ceiling, wall light points, fitted desk.

**SHOWER ROOM:** Twin sink vanity wash basin unit, low level WC, shower cubicle, obscured glazed window, smooth plastered ceiling with downlighters and extractor, radiator and tiled to splash prone areas.

From the kitchen an open tread staircase rising to the first floor.

## FIRST FLOOR

**SITTING ROOM:** 32'11" x 11'10" This is a stunning room with high vaulted ceiling and several windows enjoying far reaching countryside views. Fireplace with fitted wood burning stove, brick hearth and painted timber surround, three radiators, wood flooring, second feature fireplace over the stairwell and step up to:

**INNER HALLWAY:** Radiator and two windows with shutters to front aspect.

**BEDROOM 2:** 13'10" (max) x 12'4" A delightful room with vaulted ceiling and exposed painted timbers, radiator, two windows to front aspect, wall light point, oak flooring and open fronted wardrobes.

**BEDROOM 3:** 10'3" x 8'8" A characterful room featuring a mezzanine floor providing a fun extra sleeping area for children and easy access to loft storage and 'crows nest' overlooking the sitting room. Radiator, oak flooring, fitted storage units and windows to rear aspect.

**BATHROOM:** Roll top bath set into an oak surface, vanity wash basin unit, low level WC, radiator, tiled to splash prone areas, fitted storage unit, smooth plastered ceiling with downlighters and tiled floor. Space for washing machine and tumble dryer.

**SERVICES:** Mains water, electricity, private drainage, oil fired central heating and telephone all subject to the usual utility regulations. Starlink broadband equipment in situ.

**COUNCIL TAX BAND:** E

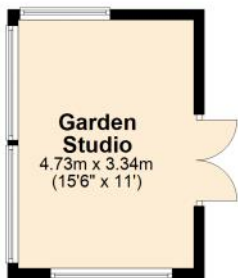
**TENURE:** Freehold

**VIEWING:** Strictly by appointment through the agents.

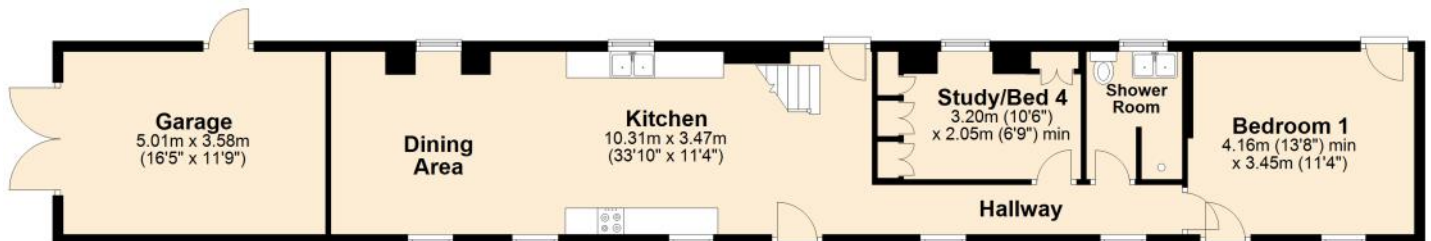
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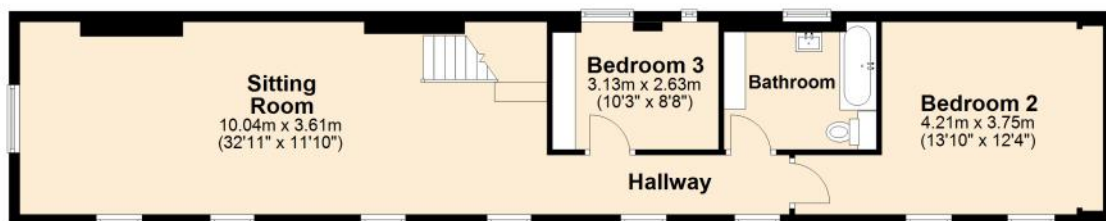
**Ground Floor**  
Approx. 71.8 sq. metres (772.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		



**First Floor**  
Approx. 75.7 sq. metres (814.4 sq. feet)



Total area: approx. 147.4 sq. metres (1586.9 sq. feet)







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