



HAMBLETON
ESTATE AGENTS

THE COTTAGE
MAPERTON
BA9 8EG



£675,000

The Cottage, Brickyard Farm, Maperton, Somerset, BA9 8EG.

A rare opportunity to purchase an attached four bedroom house with an impressive single storey two bedroom annexe. The property is presented in exceptional order throughout with the main house enjoying many characterful features including exposed stonework, ceiling beams and deep display window sills. There is also a large master bedroom with walk-in wardrobe/dressing room, sitting room with wood burning stove, spacious kitchen/diner and stylish bath/shower room. The annexe has its own private entrance and an interconnecting door to the main house providing the flexibility of using the property as a large single dwelling or a home for multi-generational living. The annexe accommodation is particularly generous with a spacious living room opening to a 33' conservatory/dining room featuring a double sided wood burning stove. There is also a modern fitted kitchen and two double bedrooms one of which has a large en-suite shower room. Outside there is a long sweeping driveway providing parking for many cars and a secluded mature garden with a large lawned area, timber decked terrace ideal for alfresco dining and entertaining.

LOCATION: Maperton is small hamlet situated on a small ridge at the northern end of the Blackmore Vale. The nearby village of Holton has a church, public house and is a short drive from the larger village of Charlton Horethorne where there is a general stores, public house/hotel, church, primary school and garage. Wincanton is a short drive away and enjoys a thriving community with an active library as well as a community centre at the Balsam Centre which has a busy schedule of classes and groups. The town is a 10 minute drive from the excellent offerings of Bruton including the Hauser & Wirth Art Gallery and Roth Bar & Grill. The highly-regarded Newt Hotel is close by with acres of splendid gardens, woodland, farmland and cyder orchards to explore. The pretty town of Castle Cary is 10 minutes drive away, and 20 minutes from the attractive Dorset town of Sherborne. It is also close to the A303 for an easy drive to/from London (approx 2 hours drive), and Berry's coaches which operates a twice daily service to London. Other local attractions are a number of National Trust properties including Stourhead and approximately an hour's drive from the beautiful Dorset coastline featuring some of the best beaches in the country. There is a Waitrose 10 minutes away in Gillingham or at Sherborne and an excellent local farm shop and restaurant at Kimbers (5 minutes away). There is also the renowned Wincanton racecourse and a pretty local park, Cale Park, which features a playground, café with 'mini-town' for children and the pretty river Cale which runs through to the countryside behind Loxton House.

ACCOMMODATION

UPVC double glazed stable door to:

ENTRANCE HALL: Radiator, fitted cloaks cupboard and tiled floor.

SHOWER ROOM: Shower cubicle, pedestal wash hand basin, low level WC, fully tiled walls and floor, heated towel rail and obscured double glazed window.

LIVING ROOM: 23'7" x 15' A delightful room full of character with exposed stonework, exposed beams, double glazed windows with deep display window sills, wood burning stove, four radiators and understairs cupboard housing an oil fired boiler.

KITCHEN/DINER: 24' x 10'11" (narrowing to 8'9") Inset double bowl single drainer stainless steel sink unit with cupboard below, further range of matching wall, drawer and base units with work surface over, recess with Rangemaster cooker, breakfast bar and utility cupboard with space and plumbing for a washing machine and tumble dryer. *Dining Area* with large bay window, two radiators, tiled floor and interconnecting door to annexe.

MAIN HOUSE—FIRST FLOOR

From the entrance hall stairs to first floor landing. Exposed beams, double glazed window to rear aspect, hatch to loft with drop down ladder, radiator, linen cupboard with fitted shelving and hatch to loft.

BEDROOM 1: 17'9" x 11'1" Double glazed window to front aspect with a pleasant outlook over the garden. Two radiators, double glazed double doors giving access to flat roof and door to walk-in/dressing room wardrobe with an extensive range of open fronted wardrobes, shelving and drawers.

BEDROOM 2: 13' x 7'6" Radiator, exposed beam and dual aspect double glazed windows to front and side aspects.

BEDROOM 3: 10'2" x 7'3" Radiator, exposed beam and dual aspect double glazed windows.

BEDROOM 4: 11'10" x 7'1" Radiator, exposed beams and double glazed window overlooking the garden.

BATHROOM: A modern stylish suite comprising shower cubicle, freestanding bath, fitted units incorporating the wash hand basin and WC, double glazed window to front aspect and heated towel rail.

SELF CONTAINED ANNEXE

The annexe has its own private entrance and an interconnecting door to the main house via the kitchen.

Private entrance with front door to:

ENTRANCE HALL: Tiled floor, double glazed window to front aspect, radiator, door to bedrooms and opening to conservatory/dining room.

BEDROOM 1: 15'5" x 10'6" (excluding recess) Dual aspect double glazed windows to front and side aspects, radiator and door to:

EN-SUITE SHOWER ROOM: A stylish suite with a large walk-in shower, fully tiled walls and floor, fitted units incorporating a semi recess wash hand basin and WC with concealed cistern, heated towel rail and double glazed window.

BEDROOM 2: 10'2" x 9'8" Radiator and internal window to the hallway.

CONSERVATORY/DINING ROOM: 33'8" x 9' A light and airy room with a large opening featuring a double sided wood burning stove leading through to the living room.

LIVING ROOM: 23'10" x 13'3" Feature leaded light stained glass windows and two radiators.

BATHROOM: Modern suite comprising panelled bath, pedestal wash hand basin, fitted units incorporating the WC with concealed cistern, double glazed window, fully tiled walls and heated towel rail.

KITCHEN: 11' x 9'9" Modern fitted kitchen comprising inset 1½ Belfast sink with cupboard below, further range of wall, drawer and base units with work surface over, tower unit with built-in double oven, inset induction hob, tiled floor and door to:

INNER HALLWAY: This connects the annexe to the main house. Utility cupboard with tiled floor and walls, fitted shelving, double glazed window, linen cupboard and oil fired boiler.

OUTSIDE

The large secluded garden is positioned to the front of the property with a long sweeping driveway providing parking for many vehicles. Railway sleeper steps lead up to a generous lawned area with various shrubs interspersed throughout the garden. An area of decking provides the ideal setting for al fresco dining and entertaining, and a large cabin (29' x 9'2") is the perfect garden room to sit and relax or entail for a wonderful home office. There are also numerous timber sheds, log store and large timber garage/workshop (18'9" x 18'7") with light and power.

SERVICES: Mains water, electricity, private drainage, oil fired central heating and telephone all subject to the usual utility regulations.

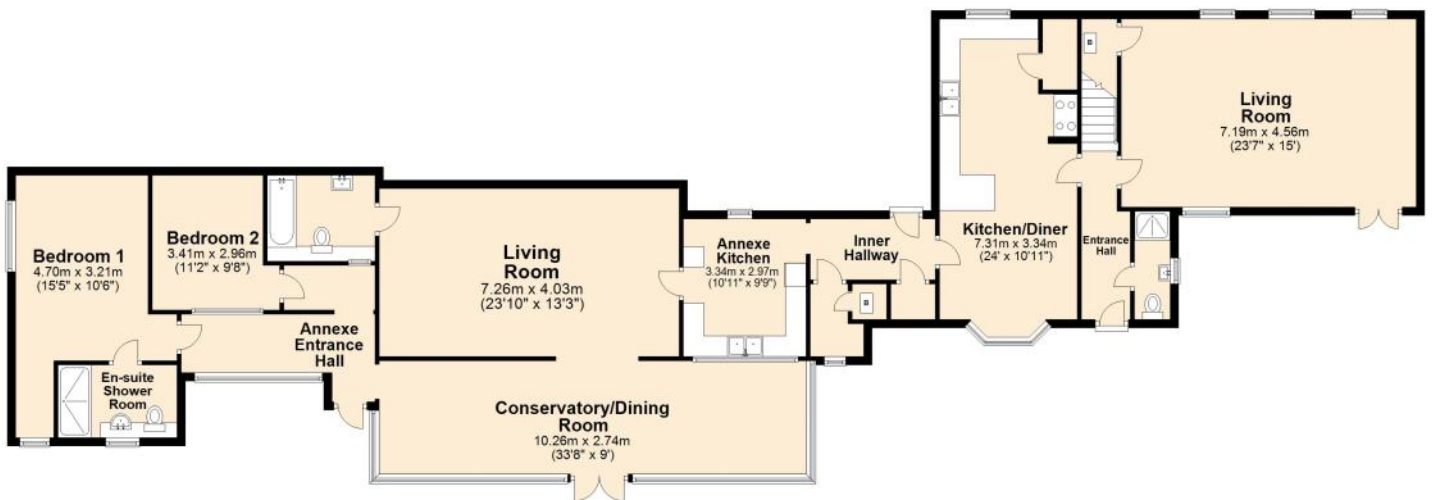
COUNCIL TAX BAND: Main house D . Annexe A.

TENURE: Freehold

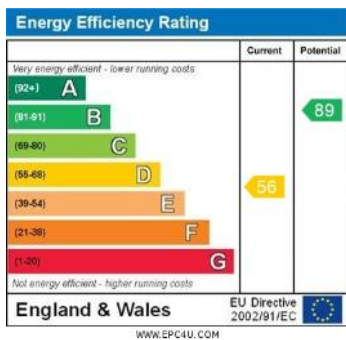
VIEWING: Strictly by appointment through the agents.



Ground Floor
Approx. 195.1 sq. metres (2099.7 sq. feet)



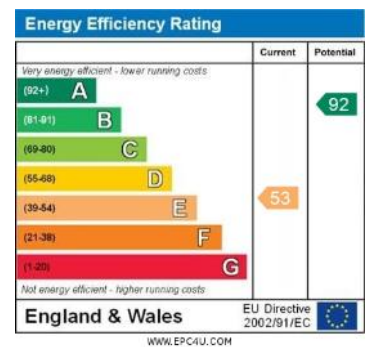
The Annexe



First Floor
Approx. 66.9 sq. metres (720.2 sq. feet)



The Cottage



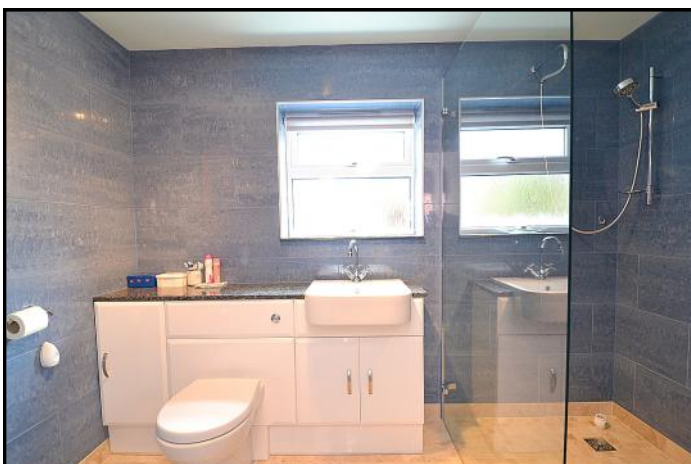
Total area: approx. 262.0 sq. metres (2819.9 sq. feet)





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Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

