



HAMBLETON
ESTATE AGENTS

THE COTTAGE
BATCOMBE
BA4 6BL



£860,000

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

Brimming with charm and light, it offers generous interiors, beautifully landscaped gardens, and a detached garden studio, all framed by far-reaching countryside views.

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, the heart of the home, 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 timbers 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 and '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 substantial cedar-clad garden studio (4.73 m × 3.34 m) provides an inspiring and flexible space, fully insulated with natural sheeps-wool with beautiful views over the surrounding countryside. Wide picture windows and double doors open onto a wrap-around timber deck with a sheltered verandah, an inviting spot to sit with a drink or read while enjoying the garden. Ideal as a home office, artist's studio or peaceful retreat, this is a true extension of the living space rather than just an outbuilding. A good-sized shed at the rear provides 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.

LOCATION: Batcombe is a picturesque village with a strong community spirit. Located on the edge of the Mendips, three miles from Bruton and seven from Frome, the amenities include the popular pub The Three Horseshoes, a 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 all within easy walking distance. Excellent primary and secondary schools are nearby, both state and independent.

ACCOMMODATION IN DETAIL:

GROUND FLOOR

Solid timber stable door to:

Kitchen/Diner: 33'10" × 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, smooth plastered ceiling with downlighters and smoke detector.

Bedroom 1: 13'8" (min) × 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.

Bedroom 4 / Study: 10'6" (to wardrobe front) × 6'9" (min) Radiator, wall-to-wall fitted wardrobes and storage cupboards, window overlooking 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 splash areas.

From the kitchen, an open-tread staircase rises to the first floor.

First Floor

Sitting Room: 32'11" × 11'10" A stunning vaulted room with high ceilings 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) × 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" × 8'8" A characterful room featuring a mezzanine floor providing a fun extra sleeping area for children and easy access to loft storage and a 'crow's 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

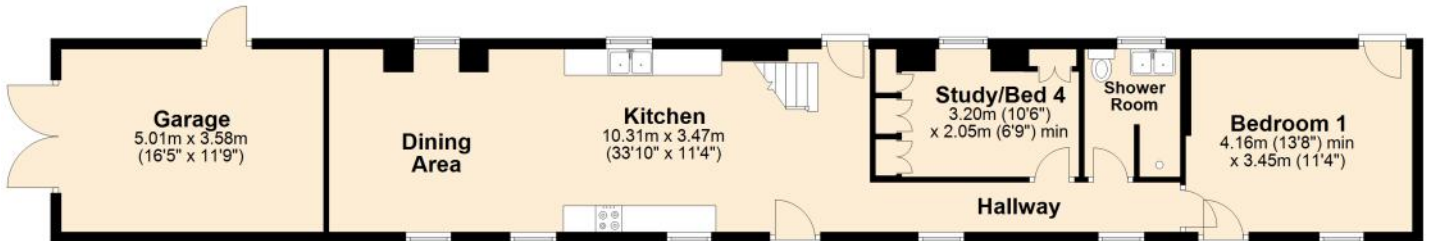
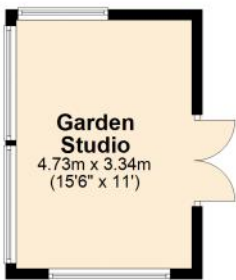
VIEWING: Strictly by appointment through the agents.

IMPORTANT NOTICE For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide and they must not be relied upon as statements of fact. We have not carried out a detailed survey, or tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

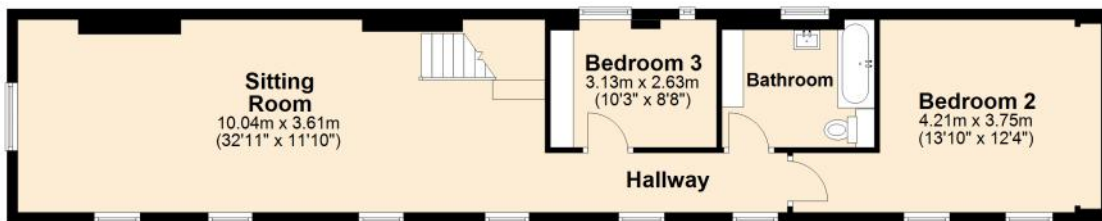


Ground Floor
Approx. 71.8 sq. metres (772.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



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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