



HAMBLETON
ESTATE AGENTS

WHEELWRIGHTS
STONEY STRATTON
BA4 6DY



£699,950

Wheelwrights, Stoney Stratton, Somerset, BA4 6DY.

A wonderful opportunity to purchase an attached period cottage in a highly desirable Somerset hamlet with delightful far reaching views over adjoining fields.

Once a blacksmith's and wheelwright's workshop, this delightful property is full of period charm, with original beams, attractive inglenook fireplace, and exposed stone walls. The cottage has been thoughtfully extended, offering versatile living accommodation that provides the opportunity for an annexe, ideal for multi-generational living.

A spacious boot room entrance to the side of the property leads into a charming breakfast room, with exposed stone walls and beams, and a large window offering views of the garden. From here, an opening leads through to a modern shaker-style fitted kitchen, complete with a propane gas Rangemaster, built-in dishwasher, and fridge, as well as a stable door leading to a covered seating area perfect for alfresco dining.

The dual-aspect sitting room is a true highlight, featuring a stunning stone inglenook fireplace with a woodburning stove, exposed beams, and French doors opening onto the rear terrace topped with a pergola. Within the sitting room there is a snug, while an additional door provides access to a downstairs cloakroom, which includes space and plumbing for a washing machine. Adjacent to the inglenook, a door opens to an original staircase rising to the first floor with two bedrooms and a bathroom. The principal bedroom, which includes an en-suite shower room, is a particular feature, enjoying a walk-through dressing area that opens to a delightful room with decorative exposed beams adding charm and character. There is also a good sized second bedroom, and modern family bathroom with a corner bath and separate shower enclosure. A second staircase off the dining room provides access to the third bedroom.

From the breakfast room an archway leads past a useful study area to the formal dining room. This spacious room has exposed stonework, beams and a large window to the front aspect. From here, the second staircase rises to the third bedroom, and a large bathroom with a freestanding roll top bath, sink and W.C offering the potential to create a separate annexe.

Outside, the property continues to impress. Solid timber electric gates open to a wide driveway with parking for several vehicles. A large garage, with power and light, has an internal office equipped with Wi-Fi. A timber workshop behind. The garden has been lovingly

landscaped over the years providing colour and interest throughout the year. There are several paved seating areas, a wisteria covered terrace ideal for entertaining, level lawn and a summerhouse, all surrounded by mature shrubs and trees, with a gate leading into the adjacent field (potentially available by separate negotiation). There is also a greenhouse, and timber workshop positioned behind the garage.

Stoney Stratton is a pretty hamlet close to Evercreech, a large village situated to the south of the Mendip Hills close to the Royal Bath and West showground. It has a Post Office, general store, bakery, parish church, primary school, village hall and public houses. The regional centres of Bristol, Bath and Yeovil are all within commuting distance and the A303 is within easy reach. Castle Cary mainline railway station is also close by (5 miles) providing a fast train link to London Paddington. The market town of Shepton Mallet with a range of facilities is nearby, and the Cathedral City of Wells is approximately 8 miles distant. Bristol International Airport is just 24 miles away.

There is a wide range of educational establishments at all levels in the local area from the public and private sectors. State secondary schools are situated at Castle Cary (Ansford) and Shepton Mallet. There is also a good selection of private schools in the area including All Hallows Prep School, Wells Cathedral School, Downside, Kings School, Bruton and Millfield.

The nearby towns of Bruton, Shepton Mallet and Castle Cary all offer a variety of excellent schools, galleries, restaurants, and boutiques, whilst the surrounding countryside is perfect for walking and riding.

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

COUNCIL TAX BAND: E

TENURE: Freehold

Important notice: Hambleton Estate Agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings therefore room sizes should not be relied upon for carpets and furnishings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in





High Street, Stoney Stratton, Somerset, BA4

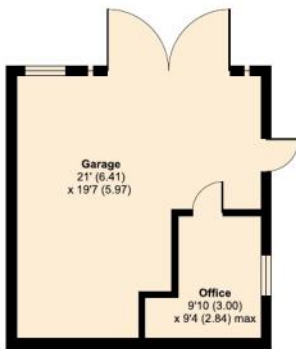
Approximate Area = 1459 sq ft / 135.5 sq m

Annexe = 253 sq ft / 23.5 sq m

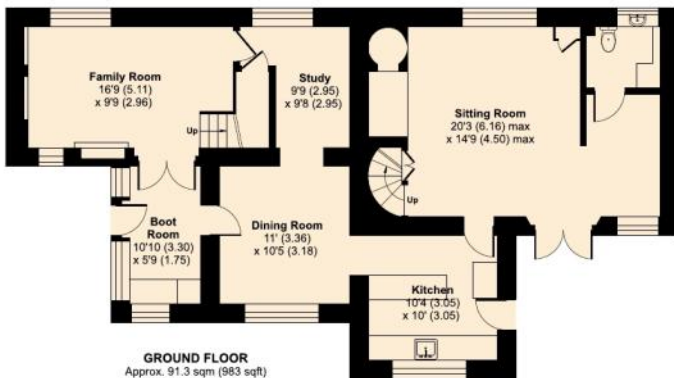
Garage = 412 sq ft / 38.2 sq m

Total = 2124 sq ft / 197.2 sq m

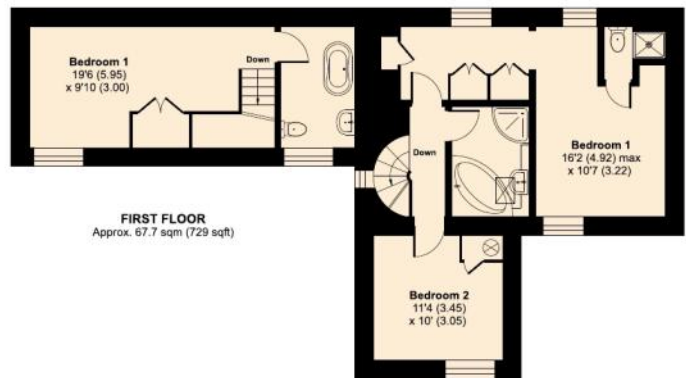
For identification only - Not to scale



GARAGE
Approx. 38.2 sqm (412 sqft)



GROUND FLOOR
Approx. 91.3 sqm (983 sqft)



FIRST FLOOR
Approx. 67.7 sqm (729 sqft)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hambleton Estate Agents. REF: 1355890





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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 mis-statement 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.

