



Holton, Wincanton, Somerset, BA9

Guide Price: £670,000

Freehold

Holton

Wincanton, Somerset, BA9

 4  4  2  2,098 sq ft

Semi Detached Stone Cottage

Four Double Bedrooms

Sitting Room with Open Fireplace

Surrounded by Beautiful Gardens

Ample Driveway Parking

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ABOUT THE PROPERTY

An attractive four-bedroom semi-detached country stone cottage with red brick accents set in just over half an acre. This beautiful home is the epitome of country living with period features, glorious bedrooms all with en-suite bathrooms, an outside covered terrace, parking for multiple vehicles and private gardens separated by a meandering stream with a bridge to the small woodland area encased by tall trees. Previously a B&B, this spacious and versatile home is a hidden gem on the outskirts of Holton which has been sympathetically modernised to an exceptionally high standard.





GROUND FLOOR

Entering the hallway, to the left, stairs ascend to the first floor. In front, doors lead to the downstairs cloakroom and separate utility room with wall and base units, single sink with drainer and under-counter space for a washing machine and dishwasher. The snug sits to the right and provides a cosy family space with French doors to the garden and access to a separate office with sliding mirrored doors to a large storage cupboard. The sitting room exudes cottage charm with an open working fireplace and a second fireplace, now utilised as a drink's cabinet, beneath an exposed red-brick chimney breast. The conservatory is fitted with a heating and air conditioning unit and is currently purposed as a beauty therapy room with French doors out onto the terrace. The spacious kitchen/dining room is the hub of this home with a historic red brick arch set back behind the deluxe green AGA with tiled splashback, Neff two-ring hob, cream shaker style base and wall units, double Belfast ceramic sink, granite worktops, integrated dishwasher, microwave oven and space for a freestanding fridge/freezer. A cottage door provides access to the driveway and garden.



FIRST FLOOR

Upstairs, the principal bedroom is an opulent space with beautiful views over the garden and an en-suite fitted with a large two-person bath with rainfall shower and hand attachment, frosted shower screen, WC and sink. A walk-in dressing area completes this room. Three further double bedrooms, all in excellent decorative order, have spacious en-suite bathrooms fitted with a WC, sink and heated towel rail; two with showers and one with a bath and shower over. An airing cupboard, linen room with storage cupboard and loft hatch are accessible from the landing.

OUTSIDE

Behind the five-bar gate, the gravelled driveway sweeps around the property encompassing the front garden which is mostly laid to lawn. A large covered and paved terrace provides a fantastic entertaining space accessible from the snug and conservatory with stepping stones across the lawn to the summer house, set against the boundary of the property. The driveway leads to a parking area for several cars, sheds and a log store. The front of the property sits behind a low-level hedge with steps down to a paved pathway which extends to the perimeter of the property providing access to the front door, back door and terrace. From the driveway, a wide bridge across the stream leads to a further expanse of lawn interspersed with tall trees and bordered by leylandii ensuring privacy.

LOCATION

The cottage is situated on the outskirts of Wincanton, a small Somerset town lying just north of the A303 which offers a range of day-to-day facilities including doctors' surgery, post office, library, schools, independent shops and two supermarkets. It is approximately six miles from the main-line railway stations at Gillingham and Templecombe with services to London, Waterloo and Exeter. The Old Inn Public House at Holton is just over a mile away. A few miles to the north are Castle Cary and Bruton, which are on the London Paddington line and the much-improved A303, which links with the M3, is literally minutes away and provides east-west road travel. Wincanton is a typical Somerset town close to many delightful villages and places of interest such as the Abbey town of Sherborne, the Cathedral City of Salisbury and the ancient hilltop town of Shaftesbury. The larger town of Yeovil is approximately 15 miles away.

What3Words///tram.exists.stumps



ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

Local Authority: Somerset

Services: Oil Fired Central Heating, Mains Water, Mains Drainage, Electricity and Telephone all subject to the usual utility regulations.

Broadband & Mobile: Coverage for this property can be checked at: www.ofcom.org.uk/phones-and-broadband

Flood Check: www.gov.uk/check-flooding

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence cannot confirm that they are in working order.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the agents at KingsLand Property.

Tel: 01963 34455

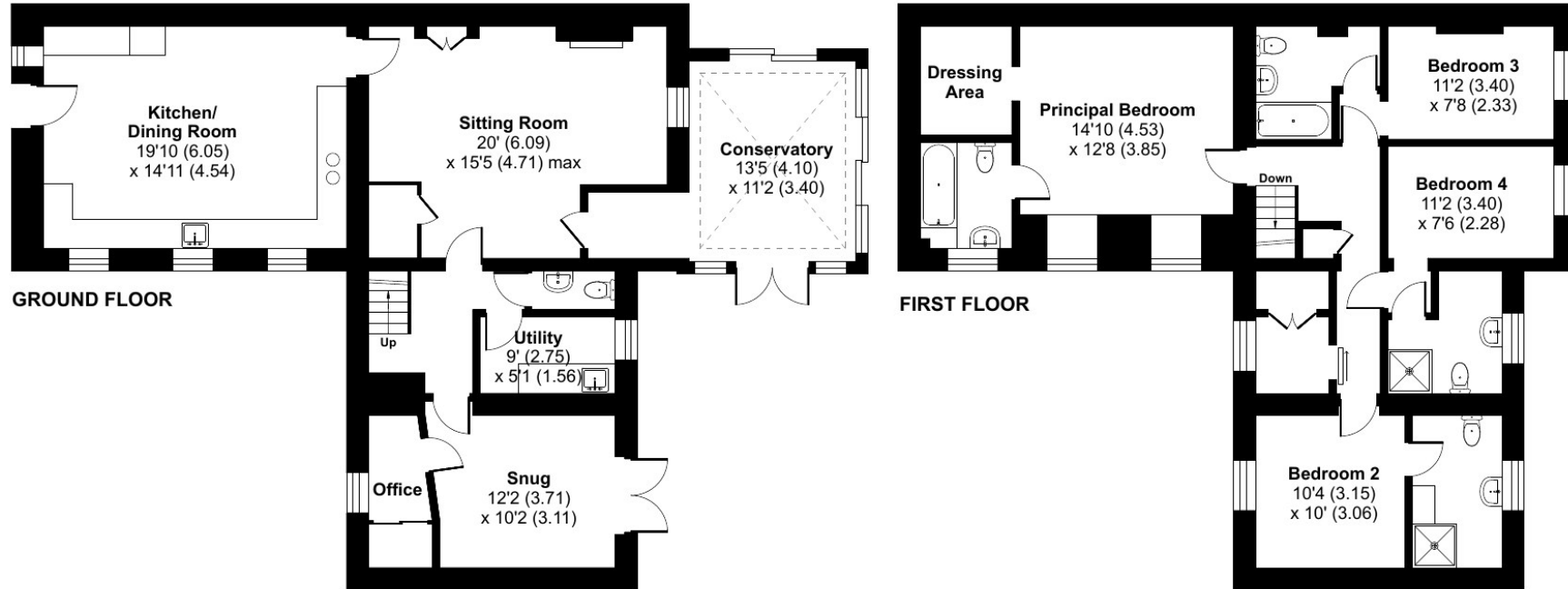
Email:

sales@kingslandproperty.com

Brookleigh Cottage, Holton, Wincanton, BA9

Approximate Area = 2098 sq ft / 194.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1287683



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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.