



Holton, Wincanton, Somerset, BA9

Guide Price: £900,000

Freehold

Holton

Wincanton, Somerset, BA9

 6  2  3  2,963sq ft

Detached Country Cottage

Six Bedrooms

Ample Parking and Car Port

Heritage Features Throughout

Apple Orchards and Landscaped Gardens

Guide Price: £900,000

Freehold



ABOUT THE PROPERTY

Set within just under three acres of mature grounds, this charming country cottage is a substantial six-bedroom detached home that seamlessly blends character with comfort. Centuries-old features such as exposed beams, inglenook fireplaces and sloping ceilings showcase its heritage, while sympathetic extensions, underfloor heating and well-designed living spaces bring modern convenience. Surrounded by orchards and landscaped gardens, it offers the perfect balance of village tradition and contemporary family living.





GROUND FLOOR

The cottage is entered through an enclosed porch with vaulted ceilings and lantern style lighting. Dual aspect windows allow natural light to filter through the glazed front door which leads directly into the dining room. The dining room is full of rustic charm, with exposed beams overhead, stone flooring underfoot and a deep inglenook fireplace fitted with a log burner – a striking centrepiece that adds both atmosphere and warmth. A stone spiral staircase rises to the first floor, while a wide opening leads to the kitchen/ breakfast room. Adjoining the dining room is the snug, a more intimate living space with twin front facing windows and stone inglenook fireplace, also fitted with a wood burner.

A second spiral staircase provides access to the upper floor. The kitchen/ breakfast room forms the heart of the home, designed for both practicality and sociability. At its centre sits a large island with a breakfast bar beneath pendant lights, surrounded by sage-green cabinetry with oak worktops. A cream electric Aims aga anchors the space with classic country style, while a double butler sink sits beneath one of the three garden facing windows. French doors open directly onto a stone patio, perfect for outdoor furnishings. Underfloor heating runs beneath the flagstone flooring, adding comfort to this impressive space. From the kitchen, a boot room provides further storage for coats and shoes, as well as side door access to the carport and gardens.



To the east of the property, a hallway from the dining room connects to a study with stairs down to the basement utility which offers fitted worktops, plumbing for appliances and a cloakroom. A door leads directly out to a gravelled parking area also benefitting from planning permission for an attached garage with room above and connecting side extension - 23/02882/HOU – GRANTED. Steps ascend from the study to the sitting room, a spacious yet elegant reception with exposed beams, open fireplace and French doors.

FIRST FLOOR

The first floor of the cottage is arranged across two wings, each reached by their own staircases, creating a wonderfully flexible layout for family living or visiting guests. From the dining room, a spiral staircase rises to a central landing. Accessed here is the principal bedroom, two double bedrooms and a shower room. The principal bedroom is a striking space with slanted ceilings, exposed beams and dual Velux windows. A pair of decorative French doors add cottage charm and flood the room with natural light. Alongside is bedroom two and four, both comfortable doubles with exposed beams and front-facing windows. Completing this side of the home is the family shower room, designed with traditional styling and modern comfort. It features a corner-shower with inset wall shelf, Victorian-style radiator with towel rail and a bespoke wooden vanity topped with a ceramic basin, framed by a panelled feature wall and soft lighting.

The east facing wing is accessed via stairs from the sitting room. The landing opens to bedroom three, a generous double room with vaulted ceilings, exposed beams and loft access, and bedroom six, a versatile single bedroom with side aspect window. The family bathroom serves this wing, beautifully appointed with a freestanding roll-top bath, corner shower, Victorian style fittings and dual-aspect windows set in deep stone sills.



SECOND FLOOR

From the east-side landing, stairs rise to the fifth bedroom, tucked into the eaves. With its vaulted ceilings, exposed beams, internal stonework and a south-facing Velux window, this room enjoys a peaceful atmosphere and an abundance of natural light.





OUTSIDE

The front of the cottage is adjacent to Holton Street on the edge of the village, where a single carport provides sheltered parking. In addition, a gravelled parking area lies on the opposite side of the home, offering space for several vehicles and convenient access to the basement. To the rear, the gardens unfold into a series of beautifully arranged outdoor spaces. A stone-paved terrace sits just beyond the kitchen, perfect for al fresco dining, and is framed by planted borders. Beyond, wide lawns flow into areas of meadow and apple orchards, complemented by raised vegetable beds for home growing. Secluded seating spots are carefully tucked away, offering peaceful places to enjoy the gardens, while mature trees and hedging frame the border and create privacy.

WORKSHOP

Beside the carport, a timber-clad workshop provides an excellent space for storage or hobbies, fitted with cabinetry, lighting and power. An adjoining cloakroom with WC adds useful practicality.

LOCATION

Located in the village of Holton, just outside Wincanton, the property offers the charm of rural village life while remaining within easy reach of everyday amenities. Wincanton provides shops, supermarkets, schools and good transport links, including easy access to the A303 and nearby mainline train stations in Gillingham, Templecombe, and Castle Cary, with direct links to London.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the agents at KingsLand Property.
Tel: 01963 34455
Email: sales@kingslandproperty.com

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: F

Local Authority: Somerset

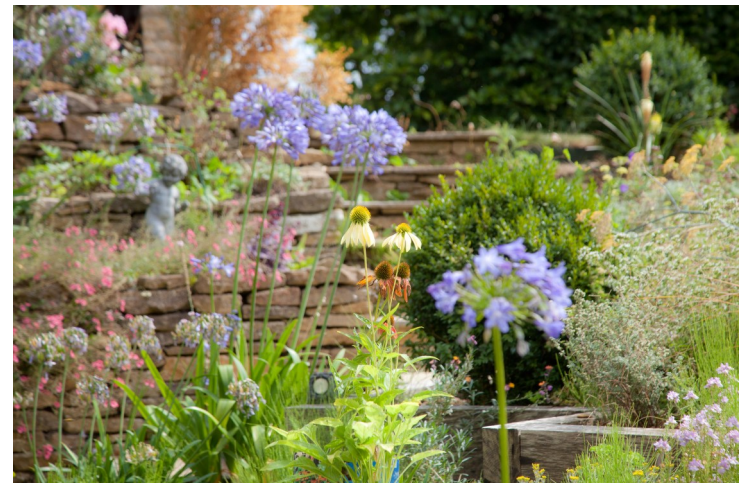
Services: Oil Fired Central Heating, Mains Water, Drainage, Electricity and Telephone all subject to the usual utility regulations.

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.

What3Words:///discrepancy.scooters.junction



Ivy Cottage, Holton, Wincanton, BA9

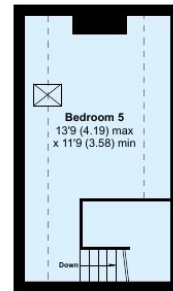
Approximate Area = 2963 sq ft / 275.2 sq m (excludes carport)

Limited Use Area(s) = 172 sq ft / 15.9 sq m

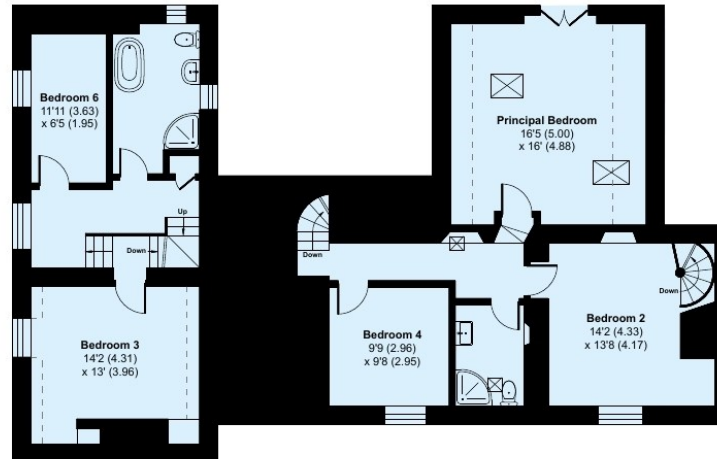
Outbuilding = 143 sq ft / 13.2 sq m

Total = 3278 sq ft / 304.3 sq m

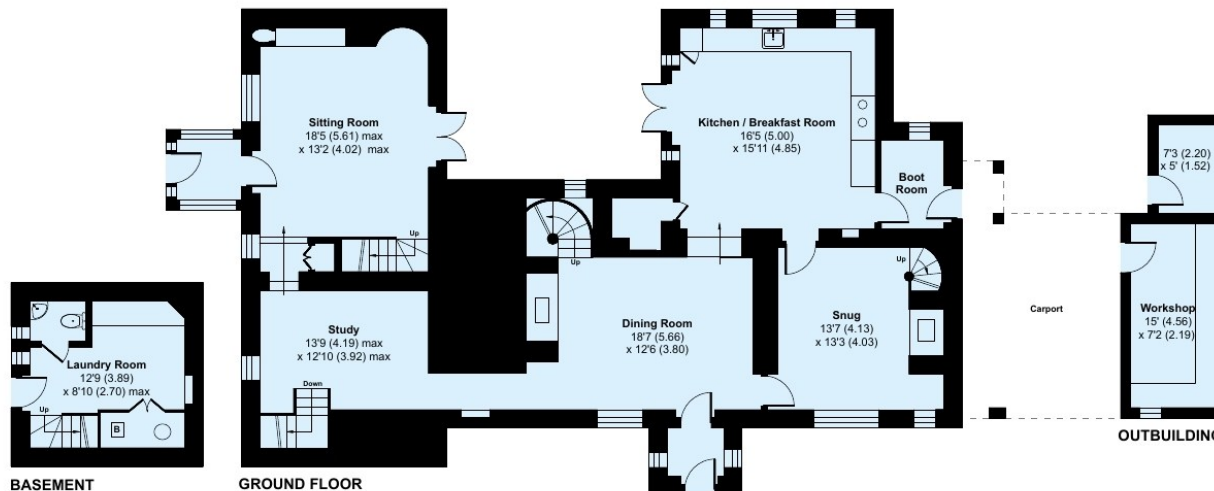
For identification only - Not to scale



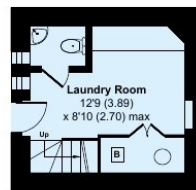
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



BASEMENT

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 354408





KingsLand
Property & Land Agents

The Tythings Commercial Centre, Southgate Road, Wincanton,
Somerset, BA9 9RZ
Tel: 01963 34455
Email: sales@kingslandproperty.com

Hopkins Estates Ltd.
Company Number: 01312512
Registered Office: The Tythings Commercial Centre, Southgate
Road, Wincanton, Somerset, BA9 9RZ.
Registered in England.

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.