Yew Tree House and The Studio Cottage East Pennard
Yew Tree House & The Studio Cottage, East Pennard  BA4 6TU

A RARE OPPORTUNITY TO ACQUIRE TWO PERIOD DETACHED PROPERTIES, SITUATED IN THE RURAL HAMLET OF EAST PENNARD, ALSO COMPRISING A LITTLE OVER ONE ACRE AND A RANGE OF OUTBUILDINGS. YEW TREE HOUSE HAS FOUR BEDROOMS AND THREE RECEPTION ROOMS, THE STUDIO COTTAGE IS A THATCHED 'PICTURE POSTCARD' PROPERTY WITH A FABULOUS OPEN PLAN LIVING ROOM COVERING THE ENTIRE FIRST FLOOR.

Accommodation comprises; Ground floor, reception hall, cloakroom, sitting room, lounge, study/former dairy, breakfast room, kitchen/breakfast room, rear hall, four bedrooms and family bathroom. The Studio Cottage, entrance hall, snug/bedroom, kitchen, rear hall, bathroom, First Floor Living room. Outside range of outbuildings, garden and paddock totalling 1.10 acres.

LOCATION
The property is situated in a quiet country lane 5 miles south of the pleasant and small historic market town of Shepton Mallet, which is set in the heart of the Mendips. The historic town of Glastonbury, famous for its Tor and Abbey Ruins is approximately 6 miles whilst the thriving centre of Street is 7 miles and offers yet more comprehensive facilities. Wells is approximately 8 miles away and is the smallest Cathedral City in England, it also offers a wide choice of shops and facilities including a particularly good range of schools (both state and private). The artistic hub of Bruton (Somerset’s Notting Hill) is only 7 miles distant. The Cities of Bristol and Bath are both within commuting distance and main line rail links to London, Paddington are approximately 10 minutes drive away at Castle Cary.

DESCRIPTION
Situated in the rural hamlet of East Pennard, Yew Tree House and The Studio Cottage, offer an almost unique opportunity to purchase two independent dwellings, held under the same title with the benefit of traditional outbuildings, gardens and paddock, totalling 1.10 acres. The properties will be offered with vacant possession upon completion, providing two very different dwellings affording a great degree of character and charm. Yew Tree House, typically offers spacious accommodation with high ceilings, a farmhouse kitchen and views from the first floor bedrooms. Studio Cottage provides a bedroom/snug on the ground floor, alongside a kitchen and bathroom. The signature room however, is the superb former studio (25’ x 15’), flooding the first floor with light, now utilised as an open plan living room. The outbuildings provide further potential for workshop/conversion, subject to any necessary consents, but also simply providing excellent storage capacity. Alongside the cottage gardens, there is a secluded paddock, which used to host a grass tennis court at the top, enjoying far reaching views over the adjoining countryside.

ACCOMMODATION
All measurements are approximate.

GROUND FLOOR
Ornate framed portico with front entrance door opening to:

RECEPTION HALL
Flagstone floor. Radiator. Night storage heater. Stairs rising to the first floor landing. Doors off and leading to:

CLOAKROOM
Built into the under stair recess, having a WC and wash hand basin. Flagstone floor.

SITTING ROOM 13’ 9’’ x 13’ 0’’ (4.19m x 3.96m)
Dual aspect windows to front and side. Feature cast iron fireplace with stone hearth and marble surround. Night store heater. Radiator.

LOUNGE 13’ 9’’ x 13’ 0’’ (4.19m x 3.96m)
Window to front. Feature cast iron fireplace with stone hearth and marble surround. Radiator.

STUDY/FORMER DAIRY 11’ 3’’ x 9’ 10’’ (3.43m x 2.99m)
Window to side. Radiator. Flagstone floor. Part exposed and painted brick wall.

BREAKFAST ROOM 9’ 0’’ x 8’ 6’’ (2.74m x 2.59m)
Window to side. Radiator. Storage cupboard built into the fireplace recess, housing a pump for the external boiler. Flagstone floor.

KITCHEN/BREAKFAST ROOM 14’ 4’’ x 12’ 10’’ (4.37m x 3.91m)
Fitted with a modern range of wall and base units. There is an oil fired AGA, plus space and plumbing for an electric cooker, washing machine and dishwasher. Airing cupboard housing a lagged hot water cylinder. Flagstone floor. Walk in pantry with shelved storage space. Door to:
REAR HALL
Two useful storage cupboards and door to rear.

FIRST FLOOR
LANDING
Picture window to rear. Exposed wooden floor. Matching period panel doors off and leading to:

BEDROOM ONE 14’ 2” x 12’ 1” (4.31m x 3.68m)
Window to front. Feature fireplace with cast iron grate, stone hearth and wooden surround. Exposed wooden floor. Radiator.

BEDROOM TWO 14’ 2” x 11’ 9” (4.31m x 3.58m)
Dual aspect windows to front and side, with the side aspect enjoying delightful far reaching views across the rural landscape. Feature cast iron fireplace. Radiator.

BEDROOM THREE 13’ 5” x 9’ 8” (4.09m x 2.94m)
Small paneled window to side enjoying stunning far reaching and rural views. Exposed wooden floor. Radiator.

BEDROOM FOUR 10’ 8” x 7’ 0” (3.25m x 2.13m)
Small paneled window to front. Radiator. Exposed wooden floor.

FAMILY BATHROOM 11’ 6” x 10’ 0” (3.50m x 3.05m)
Fitted with a white suite comprising of a fully tiled shower enclosure having a mains fed shower, panelled bath, high flush WC and a wash hand basin. Fixed wooden steps up to the loft access. Radiator.

THE STUDIO COTTAGE
A heavy wooden entrance door opens to:

ENTRANCE HALL
Exposed beam ceiling. Flagstone floor. Coats hanging space. Ledge and brace doors opening to:

SNUG/BEDROOM 13’ 8” x 6’ 0” (4.16m x 1.83m) extending to 10’0” (3.05m)
Former inglenook fireplace with heavy wooden beam over, having a recessed door into former smokery, now housing the oil fired central heating boiler. Dual aspect windows to front and rear. Radiator. Flagstone floor.

KITCHEN 13’ 0” x 8’ 6” (3.96m x 2.59m)
Fitted with a triple base unit having a work surface over and integrated sink unit. Space for a fridge and an upright fridge/freezer. Exposed ceiling beams. Flagstone floors. Mullion window to front. Radiator. Door to:

REAR HALL
Door concealing stairs rising to the first floor landing. Space and plumbing for a washing machine. Flagstone floor. Door to rear garden and sliding door to:

BATHROOM
A white suite comprises of a panelled bath with ‘Victorian’ style hot and cold mixer taps extending hand shower, WC and wash hand basin. Window to rear. Exposed ceiling beams.

Stairs from the rear hall rise to:

LIVING ROOM 25’ 0” x 15’ 0” (7.61m x 4.57m)
Formerly an artists studio, this light and open plan space is a glorious room. One half of the rear facing thatched roof is glazed, allowing light to flood in across the high vaulted ceiling with its exposed beams. There are two windows to the front elevation. Two radiators. Door to the side garden and finally a cupboard built into the inglenook chimney breast recess.

OUTSIDE
The driveway sweeps up from the roadside, bordering the thatched cottage, before opening onto a large yard with ample parking and turning space. Here there are several wooden and block outbuildings comprising:

BARN ONE 17’ 8” x 13’ 0” (5.38m x 3.96m)
Double wooden doors to front. Flagstone floor. Side walls of wooden partition and steps up to a large loft area where there is a window to the front.

BARN TWO 13’ 8” x 12’ 3” (4.16m x 3.73m)
Wooden doors to front. Open to the eaves with further openings to the side. Part exposed stone and brick walls. Continuing on and adjoining barn two are three stalls measuring 10’7” x 10’7”, 9’10” x 7’2” and 11’7” x 9’9” respectively.

Formal gardens adjoin both Yew Tree House and the cottage, offering an array of mature plants and shrubs. From the yard there is a large former kitchen garden, complete with fruit cage. A path then extends from here to a secluded paddock. As you climb the paddock and reach the top where it levels out (formerly a lawn tennis court), quite superb rural views can be enjoyed.

NOTE: The tenure of the property and its garden is Freehold

NOTICE
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