



Sleepy Hollow
Cottages



Sleepy Hollow Cottages

Double Gates Drove, Barton St David, Somerton, Somerset TA11 6DF

Castle Cary 7 miles • Glastonbury 7 miles • Yeovil 13 miles • Taunton 25 miles

A lovely peaceful and edge of village location for this period farmhouse with three 4* cottages in South Somerset

- 4 bedroom period farmhouse
- 1 bedroom adjoining annexe/self-catering holiday cottage
- 2 self-catering holiday cottages
- Village location
- Well established gardens
- Double carport and garage with PV panels
- 2 stables with tack room

In all about 1.43 acres



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Introduction

Sleepy Hollow Cottages is on the edge of this active village in South Somerset in a peaceful location adjoining a drover's lane. This charming 4 bedroom period farmhouse with character features and a large garden is a lovely family home and is ideal for those looking for dual occupancy as the adjoining 1 bedroom cottage can be used as an annexe to the farmhouse or as a separate residential property. The current owners choose to let all 3 cottages for self-catering holidays which brings in a useful income.

Situation

The village of Barton St David is situated north of Somerton in South Somerset. This active village has a pub, village hall, pre-school, playing field and church as well as a local bus service. The ancient Saxon town of Somerton (5 miles) has a wider range of day to day amenities including shops, a supermarket, medical centre, dentist, vets and pubs.

Castle Carey (7 miles) and Yeovil (13 miles) both have mainline rail stations (London Paddington/Waterloo) alongside a wider range of facilities and shops. There are a number of well-regarded nearby independent schools including Millfield at Street, The Park School and Chilton Cantelo in Yeovil and Hazelgrove prep school at Sparkford.

Visitor attractions in the area are diverse and include Europe's largest naval aviation museum at Fleet Air Arm (9 miles). The intriguing town of Glastonbury and Glastonbury Tor are just 7 miles away drawing visitors in from far afield. A wide range of wetland birds and other wildlife can be seen at the RSPB reserve at Greylake (12 miles). Clarks Village at Street (6 miles) offers discounted shopping on high street brands. Somerset is rich with National Trust properties including Lytes Cary Manor (5 miles), Tintinhull Garden (10 miles) and Montacute House (13 miles).

Farmhouse

Approached via a gravel driveway from the country lane, this L-shaped farmhouse is built from local Blue Lias stone and has a lovely period feel although it is not Listed. The property benefits from a patio area to the rear with pond and stone steps up to the very attractive garden with a wide range of mature trees and shrubs.

Off the **entrance hall** is a **cloakroom**, a concealed door to the annexe/Nap cottage and a turning staircase to the first floor. The **sitting room** has exposed painted beams and three windows with window seats overlooking the courtyard plus a further window to the side. There are fireplaces at both ends with a wood burning stove for cosy evenings. There is a further **reception room** currently used as an office with French doors to the garden. The **kitchen** is well equipped with a tiled floor, range of built in wall and base cupboards and appliances. The gas operated Alpha cooker provides the hot water and heating for the farmhouse. The

adjoining **utility room** has a range of fitted cupboards, plumbing for a washing machine, electric hob, sink and stable door to the garden. An archway leads to the **dining room** which has exposed painted beams and an alcove with built in bench seating with useful storage underneath.

On the first floor the **master bedroom** has two windows overlooking the courtyard and an **ensuite shower room**.

Bedrooms 2 & 3 are doubles with built-in cupboards. **Bedroom 4** is a single room overlooking the garden with a built in cupboard. The **family bathroom** has a bath with shower over, WC and sink and also overlooks the garden.

The Business

Currently run by a husband and wife team, this lifestyle business is primarily promoted via the website www.sleepyhollowcottages.co.uk. All three cottages are presented to a high standard and are **rated 4* by Visit England**. **Excellent TripAdvisor** reviews are left by the guests who include holiday makers, people on short breaks, those working nearby on short term contracts and visitors to the nearby Millfield School.

Accounts can be made available to interested parties following a viewing. The contents of Nooze and Leep Cottage will be included in the sale. The contents of Nap Cottage may be available subject to separate negotiation.

Nap Cottage/The Annexe (sleeps 2 or 4 with sofa bed)

Nap Cottage is attached to the main farmhouse and although currently used for self-catering holidays it could be reincorporated back into the main house or used as annexe accommodation to the main house.

The cottage has a charming cosy feel with lower ceilings and some exposed beams. The front door opens into the dual aspect sitting room with wood burning stove and spiral staircase. The separate kitchen is well equipped and there is a door into the farmhouse. On the first floor are a dual aspect double bedroom and a separate bathroom with a small bath, and over bath electric shower.

Nooze Cottage (sleeps 2)

This single storey cottage is next to the main gate and has a parking space to one side. There are high ceilings throughout and the well-equipped open plan kitchen/living room/dining room has sliding patio doors to a gravelled patio with garden furniture. The double bedroom is light and bright and also has sliding patio doors to the garden. Ensuite bathroom.

Leep Cottage (sleeps up to 4)

Adjoining Nooze Cottage, this single storey cottage has an open plan kitchen/living room/dining room, a double bedroom and a bunk bed room/single room. Separate bathroom. There is a private garden to the front with garden furniture.



Farmhouse



Farmhouse



Farmhouse



Nap Cottage



Nooze Cottage & Leep Cottage

Land

The land is primarily to the north of the farmhouse and cottages and amounts to about 1.43 acres including a small paddock with adjoining stable block. The gardens are a credit to the owners with well-established mature trees, shrubs and lawns. At the far end of the lawn is a vegetable garden with beds and compost bins.

Outbuildings

To the side of Nap Cottage is a useful **workshop (13'10 x 13'10)** with adjoining **laundry room (13'10 x 6')** for guests. To the side of the gravelled parking area is a garage containing a **lockable single garage (21' x 8'7)** and **two bay car port (21' x 17'6)** with PV panels on the roof. **Log store** to side. There are **two stables (each 11'5 x 11'5)** and a **tack room/store room (21' x 11')** next to the paddock.

Services

Mains electricity, mains drainage, mains gas and mains water. The village of Barton St David has Superfast Fibre Broadband. There is a natural water supply in the garden well used for watering the garden.

Outgoings

Farmhouse Council Tax Band E.

Nooze, Leep and Nap cottages have a combined Rateable Value of £4,400. All prices are quoted exclusive of VAT.

Local Authority

South Somerset District Council www.southsomerset.co.uk

Directions

Barton St. David is 15 miles east of the M5 motorway at Junction 23 and 2 miles west of the A37 at Lydford. From the A37 proceed 1 mile west on the B3153 to Keinton Mandeville. On entering the village take the first right signposted to Baltonsborough and West Pennard. After 1 mile at the T-junction turn left. Continue for half a mile then at a sharp left-hand bend, marked by road chevrons, turn right into Double Gates Drove (not named but marked as a 'No Through' Road), where you should soon see our Sleepy Hollow sign. Sleepy Hollow is the last property on the right. Take the second gate and park in the gravelled car park.

Viewing

Strictly by appointment through Stags on 01392 680058.

These particulars are a guide only and should not be relied upon for any purpose.



SLEEPY HOLLOW COTTAGES

Approx. Gross Internal Floor Area
327.1 Sq Metres 3521 Sq Ft (Excludes Carport & Outbuildings & Includes Garage & Annexe)



