



Symonds  
& Sampson

# 1 Middle Farm Cottage

Little Weston



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Little Weston  
BA22 7HP

A characterful and modernised semi-detached home with stone elevations and charming window detailing, set in a peaceful hamlet within the Blackmore Vale. Surrounded by picturesque countryside, it offers a blend of traditional features and modern comforts, with a garden and off-road parking.



- Three bedroom semi detached cottage
- Sat within the idyllic Blackmore Vale countryside
- Beautiful outlook over the surrounding countryside
  - Well-presented throughout
  - Driveway parking for two cars
    - No onward chain

Guide Price £350,000

Freehold

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### THE DWELLING

With stone elevations beneath a tiled roof and attractive brick detailing around the windows, this charming semi-detached property is nestled in an idyllic hamlet within the picturesque Blackmore Vale countryside.

### ACCOMMODATION

The sitting room is a bright and inviting space, featuring a large, attractive window that frames stunning rural views. A floor-to-ceiling recessed cupboard provides additional storage while enhancing the room's charm.

The kitchen/diner is beautifully appointed with stylish cabinetry, complemented by wooden worktops that add warmth and character. A traditional pantry larder offers generous storage, combining practicality with a touch of period charm.

The ground floor also includes a modern bathroom, fitted with a sleek, contemporary white suite.

Upstairs, there are three well-proportioned double bedrooms, each boasting far-reaching rural views. Character features include latch doors and original cast iron fireplaces, adding to the home's timeless appeal.

### GARDEN

The property benefits from off-road parking for two cars on a shared shingle driveway. The neighbouring property has a formal right of way across the front of the property for vehicles and rear of the property for pedestrian access.

To the rear, a level garden is primarily laid to lawn with a patio area adjacent to the property. A characterful stone-built sheds provide practical storage while blending seamlessly with the property's traditional charm.

### MATERIAL INFORMATION

Mains electric and water.

Electric heating.

Private drainage.

Broadband - Ultrafast broadband is available.

Mobile phone network coverage is limited inside but is likely outside on most major networks.

(Information from Ofcom <https://www.ofcom.org.uk>)

Somerset Council

Council Tax Band: C

Costings for maintenance to the driveway is split 50/50 with neighbouring property.

### SITUATION

This attractive property enjoys a tranquil rural setting while remaining conveniently located between the historic market town of Sherborne, and the vibrant towns of Bruton, and Castle Cary. Larger towns such as Yeovil and Wincanton are also within easy reach, providing a range of amenities and services.

Sherborne is renowned for its independent shops, cafés, and restaurants, as well as its vibrant community and historic architecture, including Sherborne Abbey and two castles. The town offers excellent schooling, with prestigious establishments such as Sherborne School, Sherborne Girls, Leweston School, and The Gryphon School, providing outstanding educational opportunities. Additionally, King Arthur's School in Wincanton and The Gryphon School in Sherborne offer strong state education options, complemented by a selection of highly regarded primary schools in the surrounding area.

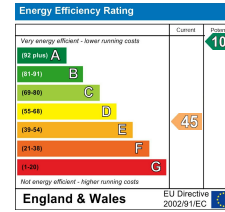
The property is well-placed for mainline rail connections. Sherborne provides regular train services to London Waterloo (approx. 2 hours, 20 minutes), Exeter, and Salisbury, while Castle Cary offers fast links to London Paddington and the West Country, making it ideal for commuters or weekend trips to the capital.





## Middle Farm Cottage, Little Weston, Yeovil

Approximate Area = 938 sq ft / 87.1 sq m



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1258036



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