

Stable Cottage, Holton



## Stable Cottage, Holton

- 1270sq ft | Freehold
- 2 bedrooms
- Double Garage
- Convenient Location
- Tranquil setting
- Easy access to Bruton, The Newt, Independent Schools.

The property is approached through a 5-bar gate into a gravel driveway, Stable Cottage also benefits from a sizeable private section with parking for two cars in front of the garage. The garage is a good size with a partially boarded loft for additional storage, there is power and plenty of space for a work bench and parking, ideal if you have a classic car that needs protection or a keen DIY enthusiast. Next to the garage is a covered area housing the oil tank, cleverly hidden by logs. Next to the house are raised flower beds and a large flagstone patio area, perfect for evening drinks and impromptu barbecues.

There is an entrance hall with space for coats and shoes, a door leads through to a downstairs bathroom. In the bathroom there is a bath with handheld shower attachment, a shower screen, wash basin with storage below, W.C. and a window.

A second door leads through to the main section of the house, The ground floor is horseshoe shaped around an Inglenook fireplace. On one side is the kitchen, dining area and on the other is the living room.

The kitchen is elegantly designed with Shaker wall and base units topped with a Carrera marble effect work surface, housing a bowl and a half Butler's sink with a window above. Integrated appliances include an AEG 4-ring induction hob with an extractor fan above, Neff oven, washing machine, and a full-size dishwasher. There is a large larder cupboard offering generous storage under the stairs and a set of shelves on wheels for easy access.

The reception room is tastefully arranged with furniture along the walls, providing ample surface space for photographs and ornaments. French doors open onto the patio on one side, complemented by high-level windows on the other. The main feature of the room is the Inglenook fireplace, with a Clearview Log burner taking centre stage.



The master bedroom is a good size double bedroom with a wall of fitted cupboards, providing generous hanging and shelving space. There are two double glazed windows overlooking the courtyard and plenty of space for free standing furniture.

The second bedroom is another good size double bedroom with dual-aspect windows, one with fitted cupboards, providing shelving and hanging space and is currently used as a study and guest room.

The upstairs shower room has a tiled floor, shower with tiled surround and wall mounted overhead shower as well as a hand held shower attachment W.C., and wash basin with storage below

There is a hatch on the landing providing access to the attic.

#### **Useful Info:**

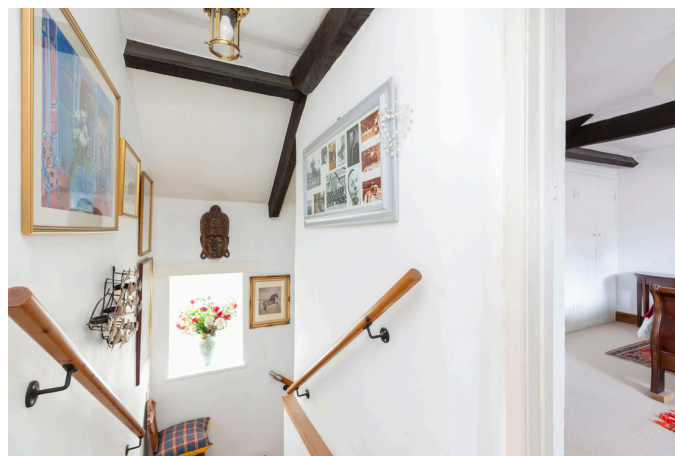
- The Newt- 5 miles
- Alfred's Tower - 9 miles
- Stourhead House and Gardens - 10 miles
- Bruton - 7 Miles
- Sherborne - 9 miles
- Templecombe Train station - 3 miles
- Castle Cary Train Station - 7 miles





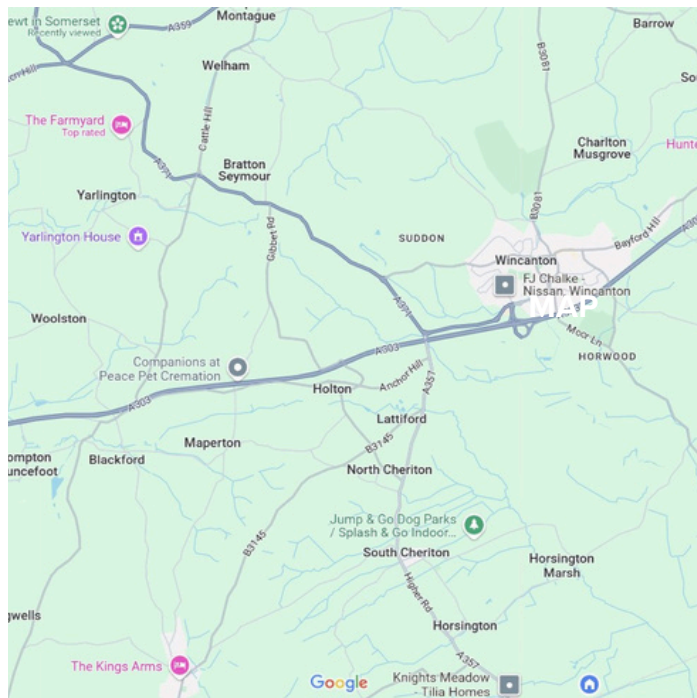






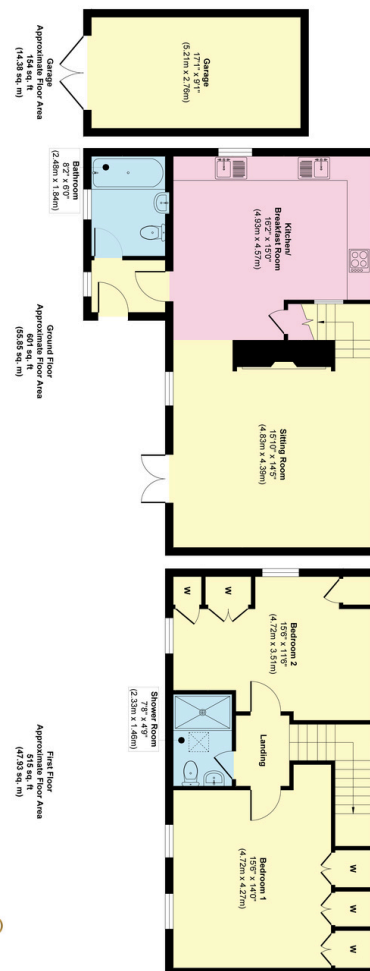
# Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



# Floor Plans

1270 sq ft



Approx. Gross Internal Floor Area 1270 sq. ft / 118.16 sq. m

All measurements are in accordance to the RICS Code of Measuring Practice. Measurements are approximate and only for illustrative purposes. Produced by Elements Property

GP WESTON

Stable Cottage, BA9



