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## Spring Cottage

Batcombe, Somerset, BA4 6HD

**GUIDE PRICE: £850,000**

An unlisted detached cottage in the heart of the pretty village of Batcombe, just a short walk to the popular Three Horseshoes Pub. Our client has created a fresh and fun house with a beautiful walled garden and detached workshop/studio.

**TENURE — FREEHOLD**







# Overview

A charming unlisted cottage, set in its own walled garden, in the desirable village of Batcombe. The cottage offers a glazed porch to the front of the house with original Victorian floor tiles, entrance hall, open plan kitchen/dining/ living room, snug, further reception room, cloakroom, utility room, main bedroom with ensuite, dressing room/ walk in wardrobe, 2 further double bedrooms and a further bathroom, a detached studio/ workshop and a stone store to the rear of the property. The property offers a mature cottage garden and off road parking

## Key Features

- AN UNLISTED DETACHED STONE COTTAGE
- COMPLETELY RENOVATED
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- SNUG AND FURTHER RECEPTION ROOM
- UTILITY AND CLOAKROOM
- 3 DOUBLE BEDROOMS
- BATHROOM AND ENSUITE
- BEAUTIFUL WALLED GARDEN
- DETACHED STUDIO/WORKSHOP
- OFF ROAD PARKING





## Immediate Area

The village of Batcombe is a vibrant community set within the Mendip Hills. The village has a fantastic pub, The Three Horseshoes, a church and village hall. The neighbouring village of Westcombe has Westcombe dairy, with its dairy shop, charcuterie and Woodshedding Tap Room.

Bruton (3.2 miles) and Castle Cary (7.9 miles), both with mainline trains to London Paddington, have a range of excellent amenities. The Newt (6.6 miles), Hauser & Wirth (3.6 miles) and Babington House (11.2 miles) are all within easy reach.

This area of Somerset offers excellent schooling options with its local primary and secondary schools (Sexey's) and All Hallows' and Kings School Bruton as independent education options.





# The House

Dating back to around 1830 the property is both detached and unlisted, sitting within a Conservation Area. The cottage underwent extensive renovations in 2017/2018 and is finished to a very high standard.

**EPC - F**





# Interior

When first entering the cottage, you are met with a good-sized glazed porch, taking you through to the entrance hall with its restored wooden parquet floor. To the right is a stunning kitchen/dining/living room. The hand built kitchen is beautifully appointed with a pie crusted Belfast sink, electric AGA, integral dishwasher and space for a fridge/freezer, The open plan living area with grey limestone flooring throughout, is light and airy due to the property's south facing aspect and has a handmade bookcase to the opposite end of space, with a cosy window seat nook. From the kitchen there is a set of double French doors which lead straight out to the terrace and garden.



The property also has a cosy snug with a Charnwood burner installed and the parquet flooring from the entrance is continued in to this charming room.

Back into the hall and opposite the front door is another reception room, currently used as an office, with windows to the rear and side letting in plenty of natural light. There is another fireplace to one corner that is not currently in use, but could easily be reinstated. Stairs lead up to the first floor of the cottage. The ground floor also has a utility room and cloakroom.



Throughout the upstairs, there are exposed painted floorboards which lead to three double bedrooms. The master bedroom with its double aspect windows allows the room to be bathed in light. The room boasts built in wardrobes as well as an ensuite bathroom with a 'Tubby Tub' from the Albion Bath Company. The further two bedrooms have plenty of storage and both look over the pretty walled garden. The first floor of the property has a further bathroom with walk-in shower as well as a dressing room with hand built cupboards to the rear of the property.







EAVES

SPRING COTTAGE, BATCOMBE





## Outside

To the front of the house and coming off the quiet lane is a private drive with parking. Within the driveway, to the right you are met with a gate that leads you into the walled garden. The double doors on the driveway, take you through to the converted studio/workshop with wood burning stove and mezzanine storage space.

The house itself is in the centre of Batcombe, but benefits from complete privacy due to how the cottage sits within its boundary. Once you are through the gate, a pathway leads to the front door of the house, lined on both sides with flower beds bursting with colour. The garden is lawned with beds surrounding that are stocked with mature shrubs and perennials.



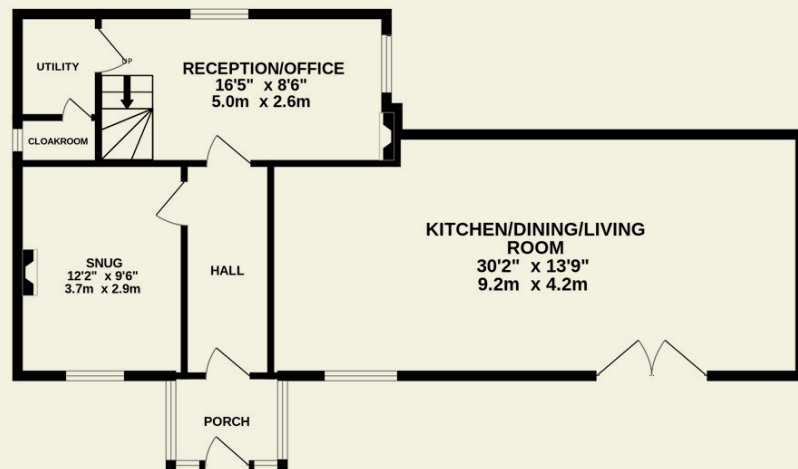
To the back of the garden, a raised bed can be found that currently holds the chicken coop that is home to Dotty, the resident Bantam.

To the rear of the property, there is a useful stone store which is currently used as garden storage. One of the fun and whimsical features of Spring Cottage is its cast iron roll top bath under a rambling rose on the east wall of the garden. It has underground hot and cold pipes to it and is the perfect spot to get the last of the evening sun.



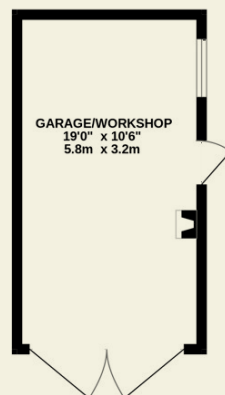
## GROUND FLOOR

789 SQ. FT. / 73.3 SQ.M. APPROX



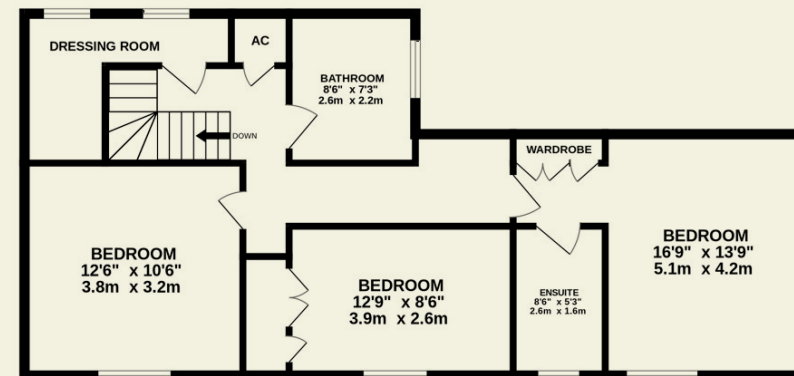
## GARAGE/WORKSHOP

258 SQ. FT. / 24 SQ.M. APPROX



## 1ST FLOOR

768 SQ. FT. / 71.4 SQ.M. APPROX



## TOTAL FLOOR AREA

1815 SQ. FT. / 168.8 SQ.M. APPROX

# Floorplans





## Directions

Head north out of Bruton on the B3081.

Continue for 3 miles into Batcombe and then turn left onto Gold Hill. Pass the Church and keep going until you see the house on the right hand side.

**WHAT3WORDS** /// **FLASHBACK.HERO.COMMENDE**

## Services

Mains electricity and water are connected to the house. There is a private septic tank (installed in 2017) and oil central heating.

## Local Authority

Somerset Council – Band F





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## Contact Us

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