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Orchard House

Westcombe, Somerset, BA4 6ER

GUIDE PRICE: £1,600,000

A detached five bedroom house and one bedroom annexe in the pretty village of Westcombe. The house is set in just over 2 acres of gardens and orchard and has fabulous views across the open countryside to the rear.

TENURE — FREEHOLD



Overview

A detached period house in the village of Westcombe, just 3.5 miles from Bruton. The house offers an entrance hall, kitchen/breakfast room, dining room, sitting room, snug/playroom, boot room, laundry, downstairs shower room, 5 bedrooms and 2 bathrooms upstairs, a one bed annexe, garage and a driveway all set in just over 2 acres of gardens and orchard.

Key Features

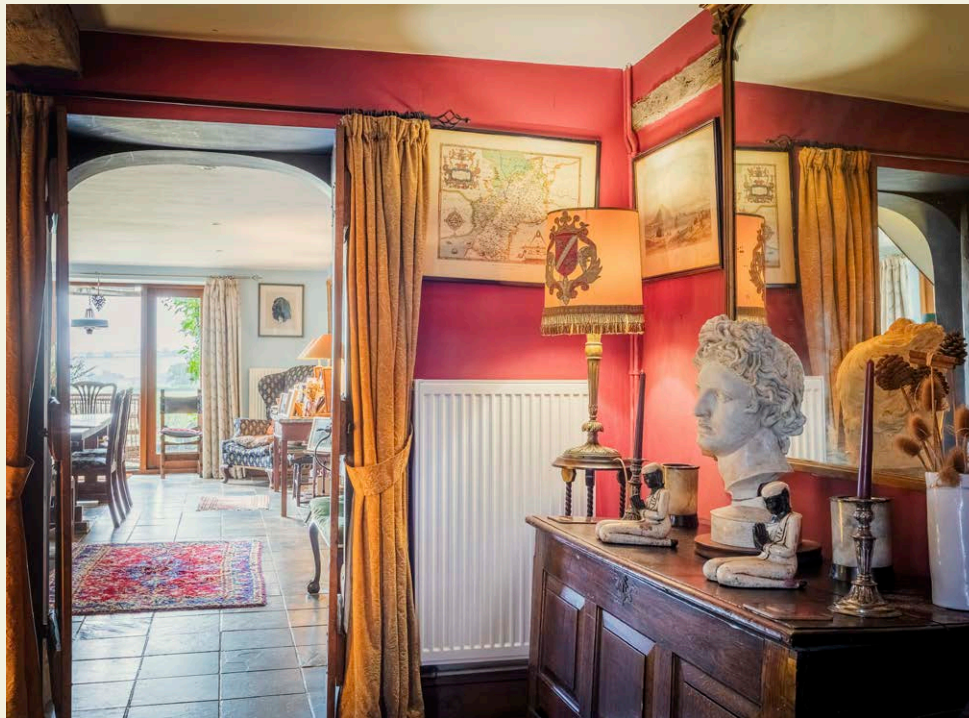
- A DETACHED PERIOD HOUSE
- 2 ACRES OF GARDENS AND ORCHARD
- 5 BEDROOMS
- 3 BATHROOMS
- 3 RECEPTIONS
- 1 BEDROOM ANNEXE
- DOUBLE GARAGE AND PARKING
- PRETTY VILLAGE LOCATION
- CLOSE TO BRUTON, CASTLE CARY AND FROME
- STUNNING VIEWS



Immediate Area

The picturesque village of Westcombe has the well regarded Westcombe dairy which produces award winning cheeses and charcuterie. On the site is Woodshedding Brewery which opens its tap room on weekends and has regular events with pop up food. The village of Batcombe is just one mile away and has a great pub (The three Horseshoes).

Bruton (3.5 miles) and Castle Cary (7.1 miles) both have a great range of independent shops, cafes, pubs, restaurants and mainline train services into London.



Other noteworthy places nearby and within easy reach include The Newt, Hauser And Wirth and Babington House.

There are well-regarded primary schools at Upton Noble, Evercreech and Bruton and a good range of independent and state owned schools including Kings Bruton, Sexey's, All Hallows, Hazelgrove and Downside within the area.

The House

The house, which is not listed, dates back to the 1800's with later extensions. Built from local stone under a slate roof it is a good-sized family home while still being manageable. The current owners renovated the worker's cottage in the grounds into a sweet, one bedroom, annexe. The cottage has previously been rented out for holiday use and has its own pedestrian entrance off the lane outside.

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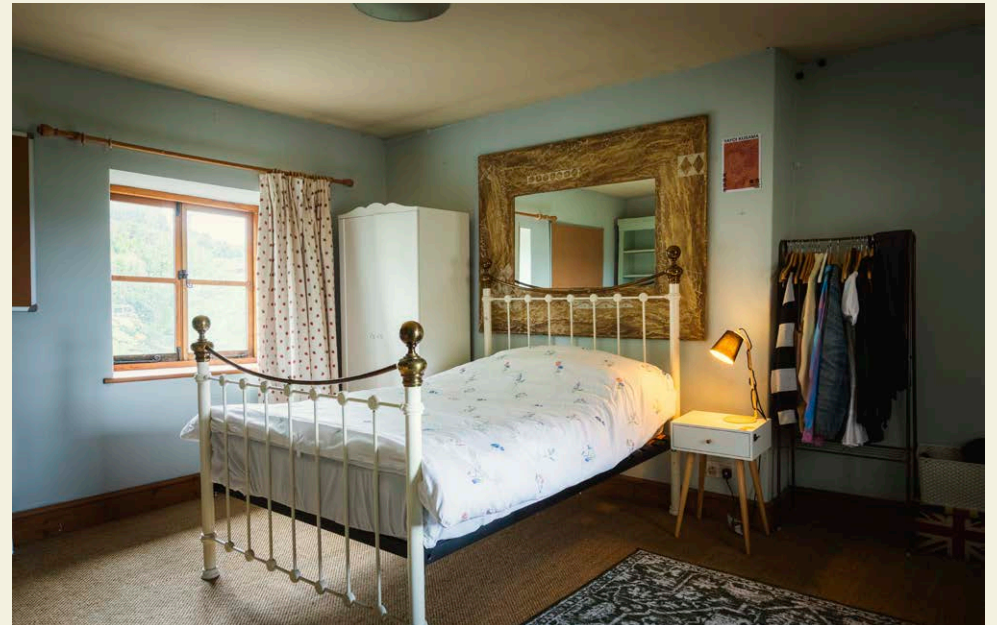




Interior

The front door of the house leads into the sitting room but the current owners tend to use the entrance from the side driveway. This leads into a hallway with boot room attached and the laundry room beyond. There is also a handy shower room to one side. Through the hall you come into the kitchen/breakfast room.

The kitchen is fitted with a range of storage units, a double sink, pantry, an island with further sink and plumbing for a dishwasher, an electric range cooker with gas hobs and in one corner is a plant cupboard housing the boiler and electrics. There is a door from the kitchen which takes you into the snug/playroom. Here you have an impressive fireplace with woodburning stove, windows through to the boot room and another door leading into the sitting room.



The kitchen opens up into the stunning dining room. This is a great family/entertaining space. Two sets of double doors lead out to the garden on one side and a further door, at the far end takes you out to the patio with the garden, orchard and views beyond. Stairs also lead up from here to the first floor.

Double doors lead from the dining room into the 27ft sitting room. The sitting room, part of the original house, is a really cosy room with an open fireplace at one end, exposed beams, two windows to the front of the house and one to the rear. As mentioned, the main front door is situated here and leads, via some steps, to the lane outside.

On the first floor you have five bedrooms and two bathrooms. The main bathroom has Jack and Jill doors from the landing and master bedroom. The master bedroom makes the most of the views and looks out across the garden, orchard and far reaching countryside beyond.





The Cottage

The cottage lies on the eastern boundary. Originally a worker's cottage, the current owners have renovated it into a charming space named Cider House West (as a nod to the cider apple orchard in the grounds). Outside the cottage is a pedestrian door that leads to the lane outside and gives private access if needed. There is a terrace to the front of the cottage that is perfect for BBQ's and outside dining.



INTERIOR

Double entrance doors take you into the open plan ground floor. You can immediately see the cosy character of this building with Blue Lias flagstone floors under foot and exposed stone walls and beams. The sitting area is double height to the bedroom above and has a woodburning stove for the winter evenings. There is a cleverly designed, solid wood, kitchen to one end with a Belfast sink, double electric hob and oven and space for a small fridge. Off the kitchen is a wet room with a loo, sink and shower. On the ground floor and in the wet room is underfloor heating.

Upstairs is a great open plan bedroom with a freestanding bath and wooden balustrade looking down to the ground floor and wood burner below.



Outside

The house and cottage sit in grounds totalling just over 2 acres. To the front of the house, set back from the front wall are steps to the front door. To the right, double wooden gates that take you onto the private driveway with ample parking and double garage to the right. The lawned garden is a great size, especially for young families. The landscaped garden wraps around the rear and side of the house. Leading out from the dining room is a patio with a pergola over, perfect for outside dining and taking in the stunning views.

An ancient Yew tree gives shade if needed in the summer months and a great spot for a hammock.



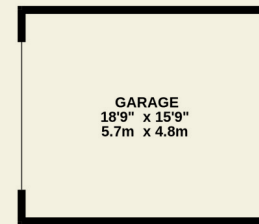
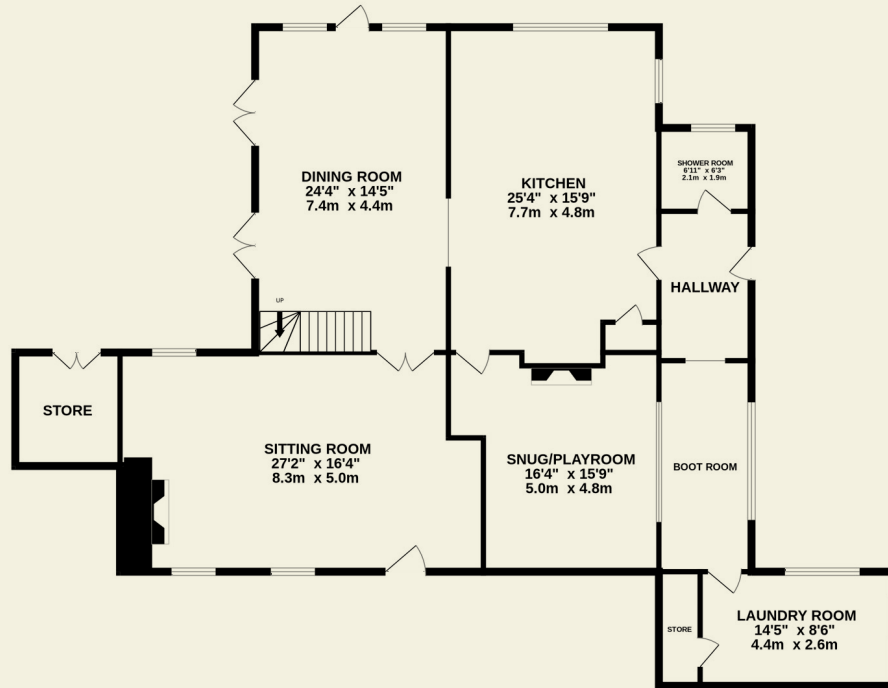
As you walk down the garden there is an impressive greenhouse, hidden to one side, with a mature vine and plenty of space for growing to your heart's content.

At the end of the garden is the charming orchard with a good amount of fruit bearing cider apple trees. We think it would be lovely to produce your own cider here to enjoy all year round.

In the grounds there are further timber sheds a field shelter, log and coal stores and another store attached to the main house. The garden and orchard really are picturesque and blend well into the landscape beyond.

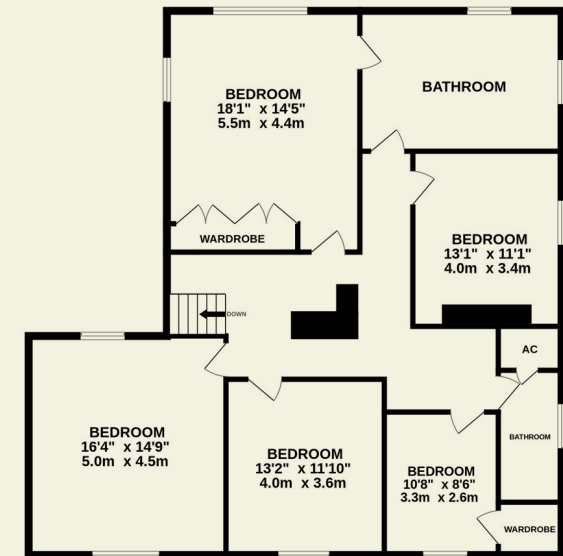
GROUND FLOOR

2105 SQ. FT. / 195.5 SQ.M. APPROX



1ST FLOOR

1348 SQ. FT. / 125.2 SQ.M. APPROX



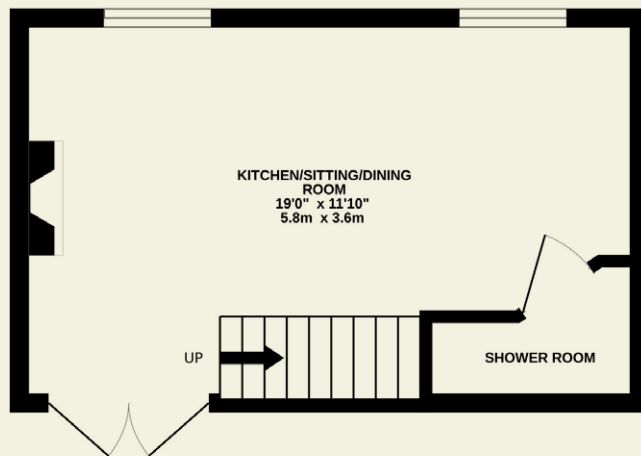
TOTAL FLOOR AREA

3452 SQ. FT. / 320.7 SQ.M. APPROX

The House Floorplan

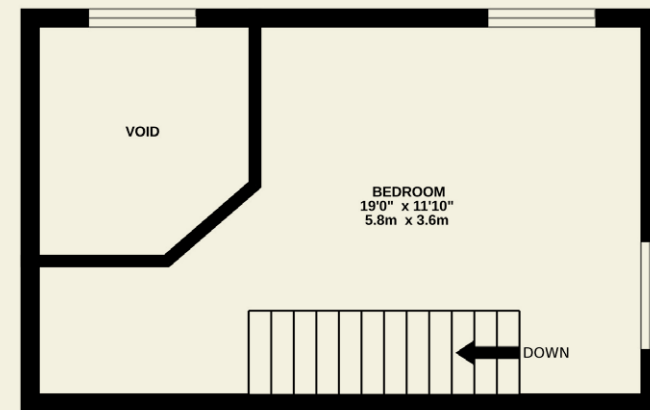
GROUND FLOOR

221 SQ. FT. / 20.5 SQ.M. APPROX



1ST FLOOR

225 SQ. FT. / 20.9 SQ.M. APPROX



TOTAL FLOOR AREA

446 SQ. FT. / 41.4 SQ.M. APPROX

The Cottage Floorplan



Directions

Head north out of Bruton up Coombe Hill and continue on this road for approx. 3 miles. Take the left turn on to Westcombe Hill. Continue for approx. half a mile and Orchard House can be found on the left hand side.

WHAT3WORDS ///SOMETHING.LOBBED.BUTCHERS

Services

Mains electricity and water, Oil central heating (main house) and private drainage.

Local Authority

Somerset Council – Band G



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