






GUNNINGS COTTAGE

Upton Noble, Somerset



A GORGEOUS FOUR BEDROOM DETACHED FAMILY HOME, WITH A ONE BEDROOM ANNEXE, CLOSE TO BATCOMBE AND BRUTON.

The property occupies a peaceful rural position on the edge of the village, with pretty country gardens and land.

			EPC
4-5	2-3	3-4	E

Services & Green Credentials: Mains electricity, water and drainage. Oil fired central heating & AGA. Windmill water pump and bore hole. High speed broadband.

Local Authority: Somerset Council - www.somerset.gov.uk

Council Tax Band: D

Tenure: We are advised that the property is Freehold

what3words: ///whistle.limitless.entry

Viewings: Strictly by prior appointment with the agent

Agents Note: There is a footpath that runs through the field

Land Area: 5.2 acres



SITUATION

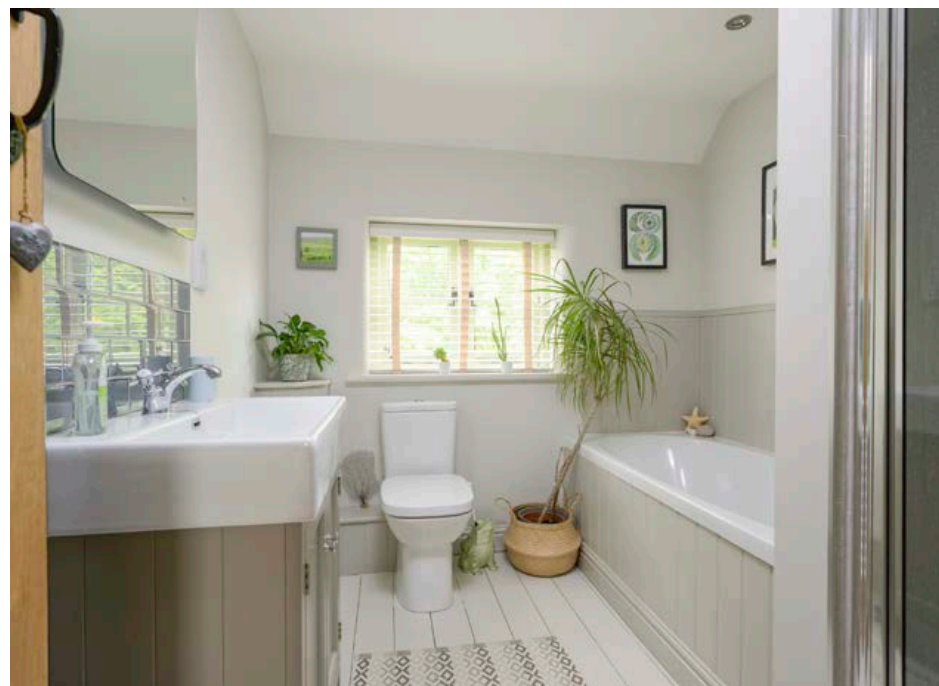
The property is situated in the small rural village of Upton Noble, nestled in the Somerset countryside. The village benefits from a primary school and a church.

Close by is the popular village of Batcombe, the town of Castle Cary and the sought-after town of Bruton dotted with independent shops, art galleries, and boutiques, offering a unique and eclectic shopping experience. Bruton is a hub for creativity and innovation, hosting world-renowned art institutions such as the Hauser & Wirth gallery. The Newt and Babington House are also both within easy reach.

Connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network. There is a mainline rail service from Bruton to London Paddington, and Waterloo, and nearby Castle Cary has a mainline station offering more services.

There is a primary school and excellent local independent schools in Bruton to include King's School Bruton and the state owned boarding school Sexey's. Also nearby are All Hallows, Downside, Hazelgrove, Port Regis and the Sherborne schools also within easy reach.

Batcombe <1.5 miles, Bruton 4.5 miles, The Newt 7 miles, Frome <8 miles, Castle Cary <9 miles, Babington House 10 miles, Bath 24 miles, Bristol 26 miles (all distances are approximate).

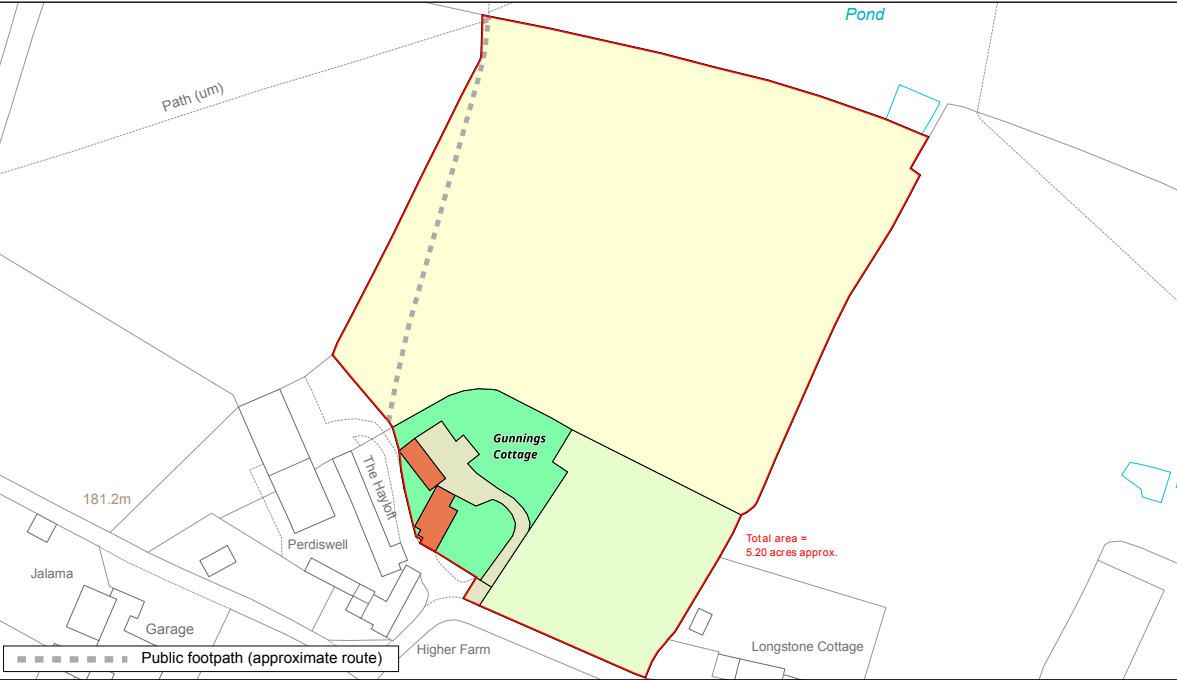


THE PROPERTY

Gunnings Cottage dates back to the mid-1800s and was originally a much smaller property known as Higher Farm Cottage. The current owners acquired the property in 2004 and have meticulously restored and extended it to the house that it is now, offering a wonderful blend of modern finishes and period charm which is beautifully presented throughout.

On the ground floor at the heart of the house you have the fantastic open plan living space comprising kitchen/breakfast room with locally handmade units, central island, integrated appliances and 4 oven AGA, family/TV room, and the light and airy dining/garden room with bi-fold doors out to the terrace. Beyond this are the characterful snug and sitting room both with wood burners, the utility/boot room and a cloakroom.

The first floor comprises the principal suite with spacious dual aspect bedroom, dressing room and bathroom, two good sized double bedrooms, a smaller double bedroom and the family bathroom.



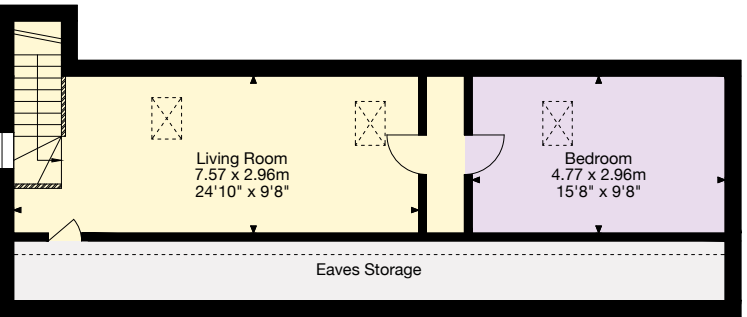
GARDENS, GROUNDS & OUTBUILDINGS

The property is approached through a five bar gate onto a private driveway where there is parking for a number of vehicles in addition to the double garage.

Attached to the garage is a one bedroom annexe, which is ready for a new owner to finish to their own specification, comprising kitchen/dining room and shower room on the ground floor, with living room and double bedroom on the first floor.

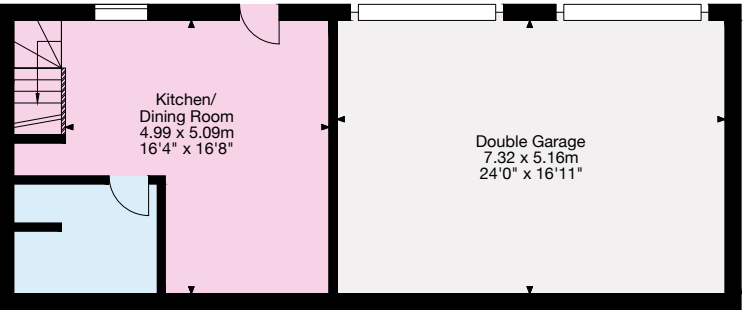
The mature gardens comprise entertaining terrace, and large lawns with beautiful flower beds. There is also a kitchen garden. Beyond this a post and rail fence which frames the fields and denotes the paddock.

There is also an active ‘icehouse’, and a windmill water pump, with borehole where natural spring water can be accessed.



Garage First Floor

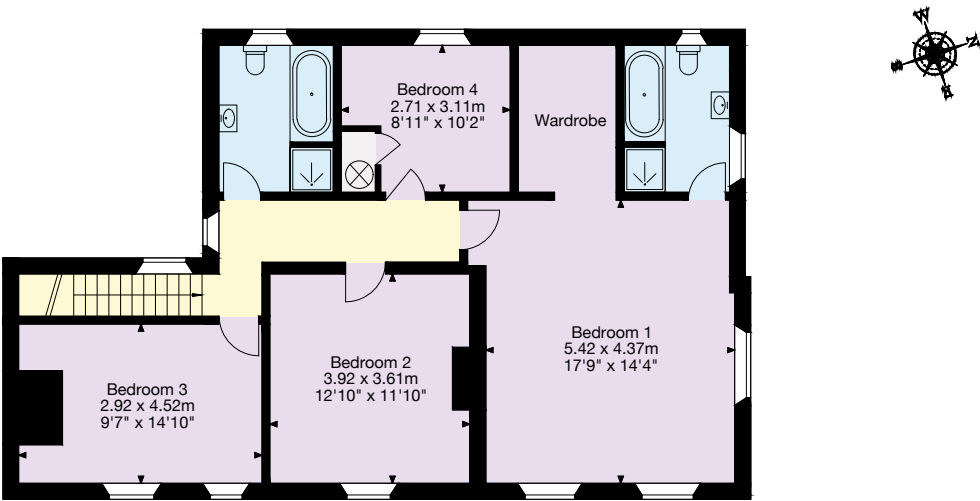
Not shown in actual location and orientation



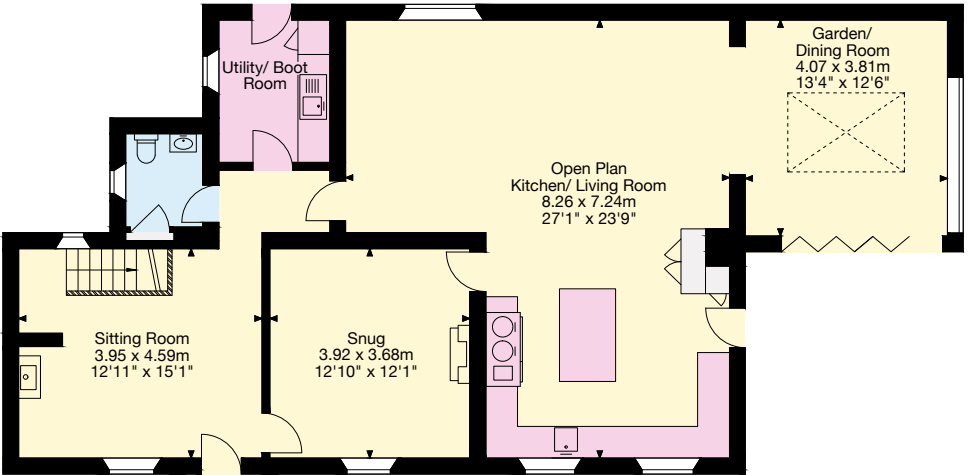
Garage Ground Floor

Not shown in actual location and orientation

Approximate Gross Internal Area
Main House = 206.7 sq m / 2,225 sq ft
Garage = 125.4 sq m / 1,349 sq ft
Total Area = 322.1 sq m / 3,574 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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