

# Brook Cottage North Cadbury, Somerset

mom 4





# An unspoilt 17th century former farmhouse with a large, private garden bordering the River Cam.



### Situation

Brook Cottage land is bounded by the River Cam in a peaceful and private position on a no-through road on the edge of the small but thriving village of North Cadbury. The village has excellent amenities with a pub, village shop, church and popular C of E primary school and pre-school. The health centre and post office is in the neighbouring village of Queen Camel (4.1 miles). For wider requirements Sherborne (7.8 miles), Yeovil and the county town of Taunton are all easily accessible offering a wide range of shopping, recreational and business facilities. The delightful historic towns of Castle Cary and Bruton (The Newt and Hauser and Wirth), are each about 3 miles away. Four National Trust properties are each 20 minutes distant. There is a wide choice of schooling locally, both from the state and independent sectors, including the highly regarded Gryphon School, a state secondary school in Sherborne, Hazlegrove (3.1 miles) and the senior school King's Bruton. Sunnyhill, an independent girls' school, is also in Bruton, as is the state boarding school, Sexey's. Further afield are the Sherborne and Taunton schools and Millfield and Perrott Hill. For transport links there are train services from Sherborne to Waterloo (2.25 hours) and from Castle Cary station (4.3 miles) to Paddington (90 minutes) and Bristol & Exeter Airports are both about an hour's drive away offering UK and international destinations.

A3031 mile, Queen Camel 4.1 miles, Sherborne 7.8 miles (Waterloo 2.25 hours), Castle Cary station 4.3 miles (Paddington 90 minutes), Yeovil 10.3 miles, Taunton/M5 (J25) 30.8 miles. (Distances and times approximate).











#### **Brook Cottage**

Dating from the 17th century, Brook Cottage is a lovely example of a small Somerset farmhouse and as was common at the time, the front of the cottage faces south-west to ensure that the house gets natural light throughout the day. Built of local Lias and Cary stone with Doulting stone dressings and a clay tiled roof, Brook Cottage is Grade II listed and comprises the original farmhouse with a later attached barn, which has been converted and incorporated sympathetically. Internally all the rooms have good ceiling heights, although there are two lower beams between the dining room and kitchen.

The house incorporates many examples of clever stone engineering and has retained many of its original architectural features. These include beams, window seats, an inglenook fireplace in each of the two principal reception rooms (one incorporating a salt store), 17th century panelling in the sitting room, the second largest smoking chamber in Somerset on the first floor and an apple loft in the roof space. The cottage has a welcoming reception hall with a part-stone flagged floor with the well-proportioned sitting and dining rooms on either side. Both rooms have window seats with a view across the formal part of the garden. There is a study off the sitting room from where cider was served to patrons when the house was used as a cider house. Adjacent to the dining room is the L-shaped kitchen/breakfast room which is fitted with painted timber units under timber work surfaces and a 2-oven Rayburn. Also on the ground floor are the cloakroom, boot room and laundry room and extending along much of the back of the cottage is a covered loggia with a storeroom at one end.

The first floor comprises the principal bedroom with en suite bathroom, two double bedrooms both with en suite shower rooms, two further double bedrooms (one currently used as an office), family bathroom and separate WC.













## **Outbuildings & Garden**

Brook Cottage sits centrally within its grounds, which provide an abundance of colour through much of the year with year round privacy afforded by tall hedging supplemented by a variety of mature trees. The cottage is approached via a shrub-lined drive curving round to a parking and turning area overlooked by a loggia abutting the boot room and opposite the double garage with integral garden store. Behind the garage is the glazed garden room beside a paved seating area and small pond, which overlook both the formal and kitchen gardens. The formal garden extends out from the purple and white wisteria clad front of the cottage with a level lawn fringed by a deep rose and herbaceous borders containing many David Austin shrub roses. At the rear of the cottage is a further area of lawn bisected by the driveway.

On the far side of the drive is an extensive area of lawn studded with a variety of mature specimen and fruit trees and extending to the River Cam, which forms the eastern boundary and which is fringed with further mature broadleaf trees. In all, the garden extends to about 0.75 acre (0.3 hectare).

#### Tenure

Freehold

#### Services

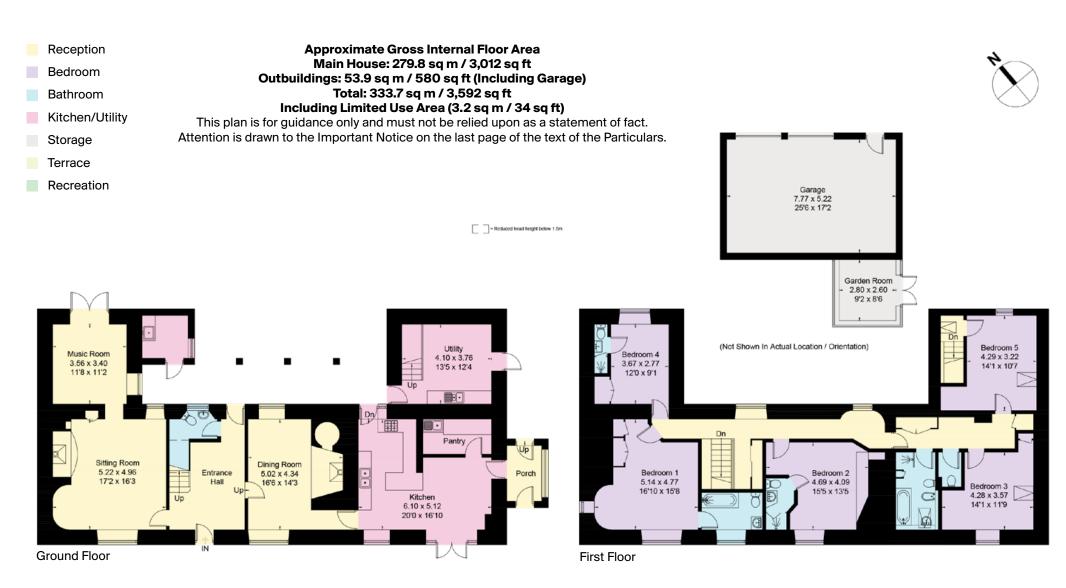
Mains water, electricity & drainage. Oil-fired central heating & Rayburn.

#### Local Authority & Council Tax Band

South Somerset District Council www.southsomerset.gov.uk Tax Band: F.

#### **Directions (Postcode BA22 7DA)**

Heading south west on the A303 and about 5 miles after Wincanton, take the North Cadbury turning. At the T-junction turn left and at the next T-junction turn left again, signed to North Cadbury. Drive up Parish Hill straight onto Cary Road, through the village, left bend by school (on your right). In a dip, turn right opposite two cream painted cottages signed 'Brookhampton'. Pass two stone cottages on the right, then past a large house 'end on' to the lane (Brook Cottage) and turn into the drive signed 'Brook Cottage' on the stone pier (about 100 yards).



Knight Frank 15 Cheap Street Sherborne, DT9 3PU knightfrank.co.uk I would be delighted to tell you more.

Luke Pender-Cudlip 01935 810062 luke.pender-cudlip@knightfrank.com



#### Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photographs, property videos and virtual viewings escies any representations about the property, and accordingly any information given is entirely without responsibility on the part of the property dees not an distances given are approximate only. 3. Regulations etc: Any reference to alternet on stervence to alternet on the agents, seller(s) or lessor(s). 2. Photographs, property videos and virtual viewings etc: Any reference to alternet on stervent of the property. as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alternet on the property does not or ther consensations to, or use of, any part of the property does not include to use of, any part of the property does not include. A buyer or ther consensations to, or use of, any part of the property and not the property dees not an other on the agents, seller(s) or lessor(s). 2. Photographs, proved y delt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightFrank.LP. Knight Frank LLP is a limited liability partnership registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a