



Holly Cottage, Longcot, Faringdon, Oxfordshire, SN7 7SY

**Offers in the region of £800,000**

**richard james**

Village & Country Homes





## Holly Cottage

### FREEHOLD

Council Tax Band - F | EPC Rating - C

 6
  2
  3

Tucked away down a peaceful private road in the idyllic village of Longcot, this enchanting six-bedroom detached cottage is brimming with character and rich history. Originally known as 'Rest Cottage,' this 19th-century home played a vital role in aiding the recovery of sickly children from the East End, under the care of the renowned May Hughes. Adding to its unique story, the wooden hut at the front of the property—once called 'The Ark'—was built to provide shelter for these children during their convalescence. Today, 'The Ark' has been thoughtfully repurposed as a home office and storage space.

Spread across three floors, this charming cottage features two inviting reception rooms with distinctive fireplaces, a country-style kitchen with an adjoining utility room, a ground-floor shower room, six spacious bedrooms, and a stylish family bathroom. The property offers ample storage throughout and is rich in character, showcasing original beams and exposed stonework.

Externally, the property boasts a spacious enclosed rear garden, offering a delightful mix of entertaining areas and quintessential cottage-style borders. To the front, a generous gravel driveway provides ample parking, ensuring convenience alongside its undeniable appeal. The property also benefits from 3KW solar panels, which generate a healthy additional income via the feed-in tariff. Additionally, there is an external utility space that the current owners have used to create their delightful homemade dog treats!

Surrounded by breathtaking open fields, the setting of this remarkable residence only enhances its picturesque charm. This is a rare opportunity to own a truly special home, steeped in history and set within a tranquil countryside location. Please note that the property is connected to mains gas, electricity, and water, with drainage managed via a macerating pump. Waste is directed to an underground holding tank, which automatically pumps out to the main sewer system as needed.

Please note, this property is NOT listed.

What Three Words Location: ///before.damp.badminton





Longcot, a picturesque village near Faringdon in Oxfordshire, is a charming blend of history, community spirit, and rural beauty. Nestled at the foot of the Ridgeway, it boasts stunning countryside views, making it a haven for walkers and nature lovers. The village is steeped in history, with its 13th-century St. Mary's Church standing as a timeless landmark. Once a key stop for drovers and traders, Longcot retains its quintessential English charm with its thatched cottages, welcoming pub, and close-knit community. Despite its tranquil setting, it offers easy access to Faringdon, Swindon, and Oxford, making it an ideal balance of countryside peace and modern convenience.



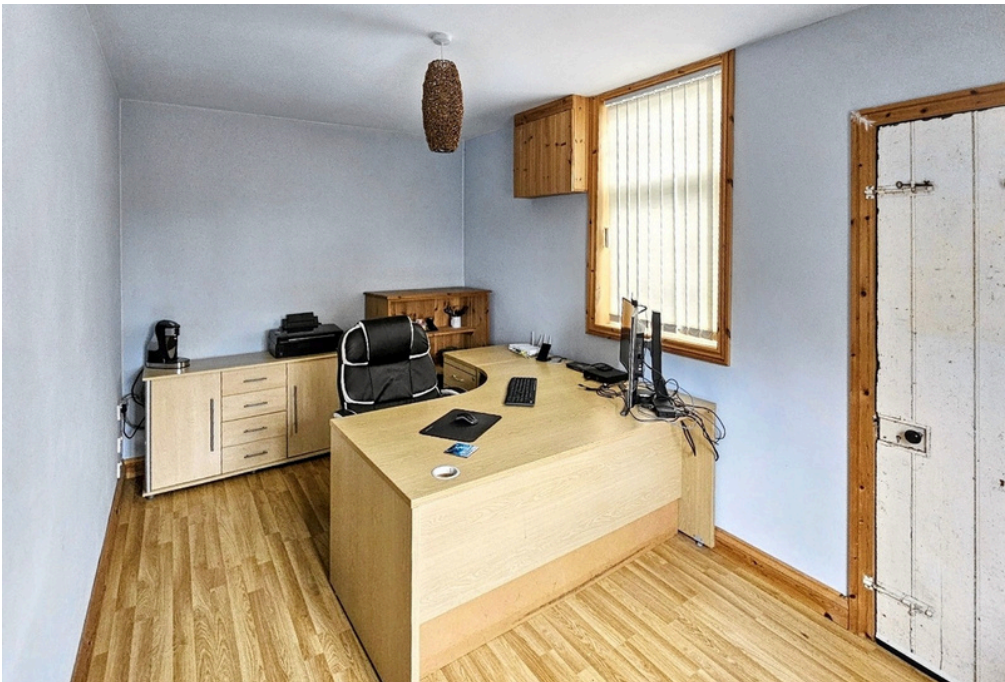






















# Floorplan

Holly Cottage, The Green, Longcot, Faringdon, SN7 7SY

Approximate Area = 2359 sq ft / 219.1 sq m  
Including Limited Use Area(s) = 160 sq ft / 14.8 sq m  
Outbuildings = 421 sq ft / 39.1 sq m  
Total = 2940 sq ft / 273 sq m  
For identification only - Not to scale



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