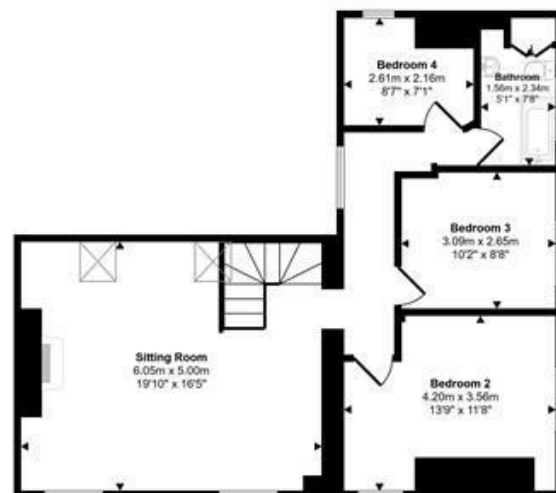
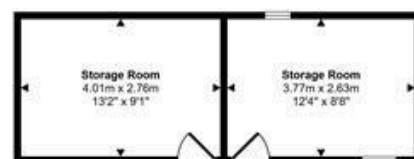




Ground Floor  
Approx 84 sq m / 1016 sq ft



First Floor  
Approx 73 sq m / 791 sq ft



Outbuildings  
Approx 21 sq m / 230 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Holton  
Wincanton

Guide Price  
£600,000

Set within the well-regarded village of Holton, this charming detached cottage offers four bedrooms, a versatile layout and attractive rural views, along with a generous garden and a detached stone barn. Believed to date back in part around three hundred years, the property combines character features with flexible living space and is offered for sale with no onward chain.

The property provides a well-balanced and adaptable layout arranged over two floors, with a spacious kitchen/breakfast room forming the heart of the home, complemented by additional reception areas that overlook the garden.

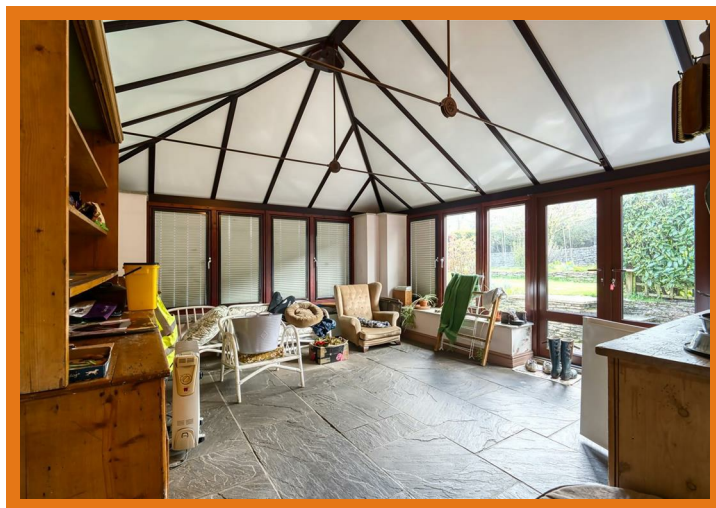
A ground floor bedroom and shower room add further flexibility, making the property suitable for a range of buyers, including those seeking single-level living if required. On the first floor, there are three further bedrooms, along with a family bathroom and a separate sitting room, creating a comfortable and versatile living arrangement.

Outside, the garden is of a good size and enjoys a high degree of privacy with attractive rural views, while to the front there is off road parking and a detached stone barn.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive	

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## The Property

### Inside

#### Ground Floor

A porch leads into the kitchen/breakfast room, fitted with a range of oak fronted units with work surfaces and space for a table. An inglenook fireplace with Bressemer beam houses an oil fired Aga, creating a central feature.

From here, there is access to the dining room and garden room, both providing additional living space and enjoying a pleasant outlook over the garden.

An inner hallway leads to a ground floor bedroom and a shower room fitted with a shower, WC and wash hand basin. There is also a useful storage cupboard beneath the stairs, along with access to the first floor.

#### First Floor

The landing provides access to three bedrooms, the bathroom and the sitting room.

The sitting room is a characterful space with exposed beams, Velux windows and a woodburner set within an open fireplace, creating a cosy focal point. The bathroom is fitted with a bath, WC and wash hand basin.

### Outside

#### Gardens

The rear garden is a particularly attractive feature of the property, enjoying a high degree of privacy and a pleasant outlook across the surrounding countryside. It is mainly laid to lawn with established planting and patio seating areas, creating a peaceful and inviting space for both relaxing and entertaining.

#### Parking and Outbuildings

There is off road parking to the front of the property for multiple vehicles. There is a detached stone barn, divided into two sections and of natural stone construction under a tiled roof. One side benefits from power, light and water.

### Useful Information

Energy Efficiency Rating E  
Council Tax Band D  
Oil Fired Central Heating  
uPVC Double Glazing  
Mains Drainage  
Freehold  
No Onward Chain

### Location and Directions

Holton is a popular village with a traditional feel, offering a local public house, church and village hall, and surrounded by open countryside. The nearby town of Wincanton lies less than two miles away and provides a wider range of everyday amenities, along with good road links via the A303, while Templecombe railway station is approximately a 10-minute drive and offers direct services to London Waterloo.

Postcode BA9 8AX

What3words  
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