



WAGON AND HORSES HILL

Doultong - Somerset



WINDMILL FARM

Wagon and Horses Hill - Doultong - Shepton Mallet - Somerset - BA4 4ND



A delightfully situated detached house with impressive rural views and set in a fantastic plot of 1.05 acres. The property offers well-balanced living accommodation and scope for extension or further improvements (stpp).

Freehold Guide Price £740,000



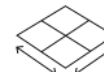
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1530 sq.ft.

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 74 High Street, Wells, Somerset BA5 2AJ

Tel: 01749 605605 Email: residential.wells@gth.net

INTRODUCTION

A newly refurbished detached house, idyllically situated in an elevated position on the outskirts of Doulting. Occupying a plot of 1.05 acres, this superb three to four bedroom home is surrounded by open countryside and enjoys the most wonderful far reaching views. Outside, there is a detached double garage, extensive off-road parking, a useful outbuilding and generous gardens. Available to purchase with no onward chain. EPC rating D.

DESCRIPTION

A door to the front of the property opens into a welcoming hall, which includes the staircase to the first floor accommodation and a storage cupboard beneath. The hall gives access into the sitting room, kitchen and the downstairs WC.

The sitting/dining room is located at the rear of the property and forms part of the original house, dating back to the 1880s. This comfortable reception room has been newly fitted with engineered oak flooring and includes an exposed beamed ceiling, very pleasant rural views, a stone fireplace with a wood burning stove, a decorative arched alcove and a double glazed sliding door to the garden.

The kitchen provides a range of matching floor and wall units and offers integrated appliances including a microwave, a dishwasher, an under-the-counter fridge, an electric oven and a hob (a new electric hob will be fitted prior to completion). The adjoining utility room then has freestanding washing machine and an under-the-counter freezer included within the sale (untested). This useful laundry room also includes a stainless steel double sink unit, a Grant oil-fired boiler and an external door to the parking area. Completing the ground floor living accommodation is a separate home office/double bedroom, which is dual-aspect and also benefits from a lovely outlook.

On the first floor, a central landing includes a built-in airing cupboard housing the hot water cylinder. There is also a ceiling vent for the PIV system. There are three bedrooms upstairs, all of which have built-in double wardrobes. The family bathroom has been tastefully fitted with a suite comprising a double vanity wash hand basin (with illuminated mirrored cupboard above), a low level WC, a roll-top bath with mixer taps and a separate tiled shower.



OUTSIDE

Windmill Farm is set within a plot measuring 1.05 acres and is surrounded by open countryside, allowing for the most idyllic outlook, sunrise views and lots of privacy, with no immediate neighbours. The grounds incorporate a wide range of established trees, as well as mature shrubs, a fruit trees and outside lighting. Approached via a newly laid stone chipped driveway, there is extensive parking including space for those requiring parking for larger vehicles, campervans etc. The property benefits from a detached double garage, which has two 'up and over' doors, light and power. In addition, there is a separate outbuilding, measuring 35'4" x 26'3", providing useful storage. In need of repair or replacement, this outbuilding can be accessed independently via a second gated vehicular access. Furthermore, within the grounds there is the remains of a former pitched roof barn, no longer fully constructed, however offering potential for the future (subject to consents).

AGENTS NOTE

The outbuilding labelled barn on the floorplan is currently registered for Business Use via Somerset County Council (SCC). Business rates of £1,700pa are applicable, however, we are informed that Small Business Rate Relief (SBRR) applies, resulting in a reduction of £1,600pa, and an annual cost of £100. A purchaser could make an application to SCC have the current usage altered, should they wish.

There is currently a 35ft x 12ft static home placed on the grounds of the property, which has been utilised during renovations - available by separate negotiation, if desired. No public rights of way cross the property or run immediately alongside its boundaries, preserving its sense of privacy, whilst an extensive network of public footpaths and countryside walks can be enjoyed nearby.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected to the property. Oil fired central heating. Private Drainage.

COUNCIL TAX

Somerset Council - Band C.

SITUATION

The property is set in an idyllic position on the northern outskirts of Doultong, a pretty village steeped in history. Home to a variety of interesting and most attractive properties, Doultong includes a fantastic pub (The Poachers Pocket, reachable on foot), a recreation field, a 12th Century church and an excellent primary school, St. Aldhelm's C of E. In addition, the Waggon & Horses pub is within walking distance and The Strode Arms at Cranmore is 2.5 miles.

The village is located on the eastern edge of the historic market town of Shepton Mallet (1.5 miles) and close to both the Cathedral City of Wells (8 miles) and the vibrant town of Frome (10 miles). Both the City of Bristol and the picturesque City of Bath, a World Heritage Site, are located just 17 miles away and are easily accessible.

Nearby Shepton Mallet offers a range of local amenities and shopping facilities including a large supermarket, a lido, gyms, a choice of pubs and restaurants, dentists and doctors, a Grade I Listed church and both primary and secondary state schools. There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only six miles away.

DIRECTIONS

What3words:///bands.soulful.emeralds

ADDITIONAL INFORMATION

Broadband: FTTP - Ultrafast broadband is available - highest available download speed 1800 Mbps, highest available upload speed 220 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from river/sea and surface water flooding.





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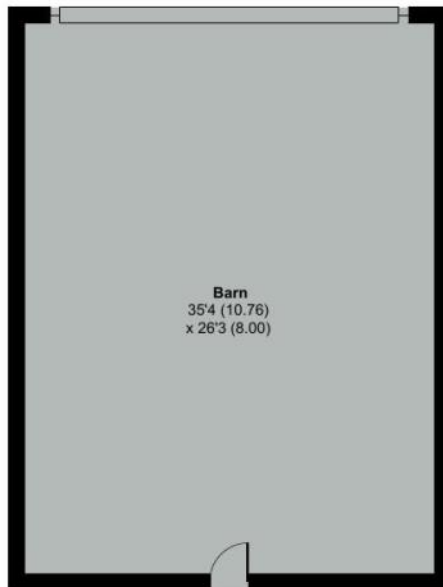
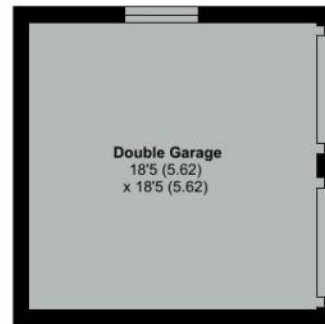
Approximate Area = 1530 sq ft / 142.1 sq m

Garage = 340 sq ft / 31.5 sq m

Outbuilding = 927 sq ft / 86.1 sq m

Total = 2797 sq ft / 259.7 sq m

For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Greenslade Taylor Hunt. REF: 1501894



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

