



£399,950

*At a glance...*



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**holland  
& odam**

Old Stables Cottage  
Knole  
Langport  
Somerset  
TA10 9HZ

**TO VIEW**

Market Place, Somerton  
Somerset, TA11 7NB

**01458 785100**

[somerton@hollandandodam.co.uk](mailto:somerton@hollandandodam.co.uk)





## Directions

From the Market Place, follow West Street through central Somerton and bear left past Tony's Fish and Chips shop. Continue on Sutton Road and follow the road to the right onto South Hill, continue for approximately 1.3 miles, turn left at the junction onto Langport Road. Take the first right onto Knole Pit Lane. At the end of the road turn right onto Bineham Road, then take the first left onto Stone Mead Lane, Old Stables Cottage is located on your right hand side.

## Services

Mains electricity, water and drainage are connected. Oil central heating system.

## Local Authority

Somerset Council  
0300 1232224  
somerset.gov.uk

## Tenure

Freehold

## Agents Notes

There is a public footpath which crosses the paddock at 2 points and the front boundary of the property opens onto the neighbours driveway, of which you have a pedestrian right of access to maintain this side of the property.





## Location

Knole is a hamlet surrounded by rolling countryside of Somerset, which makes for plenty of walks and impressive views of the moors and the river. Knole is approximately one mile from the village of Long Sutton which is home to a village hall, primary school, Harry's Cider Company, Upton Bridge Farm Shop, Long Sutton Golf Club and The Devonshire Arms, which is a popular pub within the village. There are many amenities to be found in Somerton which is a popular town not far from Knole. Well positioned for travel, Knole is close to the A303 and M5 and mainline railway stations are located in Castle Cary, Yeovil and Taunton with direct links to Waterloo and Paddington.

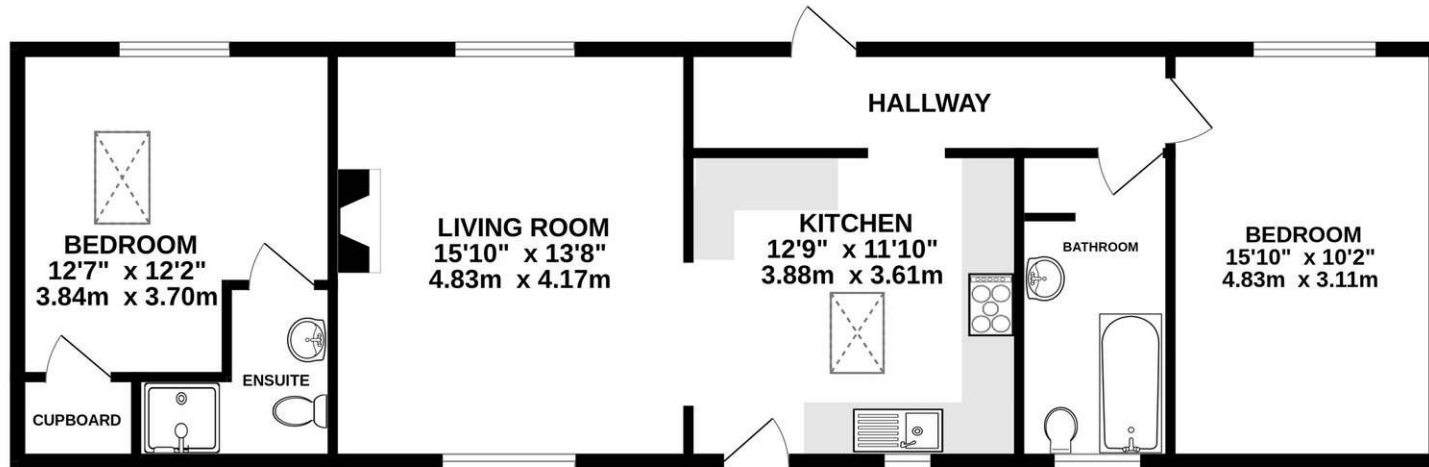
## Insight

Old Stables Cottage is a charming barn conversion nestled in the quaint hamlet of Knole. This single storey property offers a perfect blend of character and modern features, with a spacious open plan kitchen diner leading to the cosy living room, complete with a wood burning stove. Boasting two double bedrooms with ensuite shower room to the master, bathroom with space for laundry facilities, this well-presented home also includes a large garden and a paddock, perfect for outdoor enthusiasts and those seeking a peaceful rural retreat. The property benefits from driveway parking, providing convenience for residents and guests alike.

- The property sits on a plot of circa 0.4 acres and designed to provide an enclosed garden area with natural planting, pond and driveway, whilst the paddock area offers a buyer the country dream
- Entering through the stable door to the kitchen which is light and airy with a range of wall and base units, with space for dining and views overlooking the garden
- leading through to the living room with dual aspect windows to the front and rear, boasting a vaulted ceiling with exposed beams and Hamstone surround fireplace with multi-fuel burner
- The spacious master bedroom provides built in storage and en suite shower room, making this the perfect principle bedroom or guest room
- At the opposite end of the barn, you will find the second double bedroom and adjoining this is the family bathroom, with space and plumbing for washing machine and laundry storage
- The original front entrance hall is now a utility hall providing coat and shoe storage, with access to the front
- The driveway to the rear is enclosed by wooden vehicular gates and provides ample off road parking with room to expand for parking needs



GROUND FLOOR  
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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