



Hilltop, Cockers Hill, Compton Dando

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A detached and delightful pretty cottage situated in an elevated setting with stunning almost 360 degree views over the surrounding undulating countryside.

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### Summary of accommodation

**Ground floor** Entrance vestibule | Sitting room | Dining room | Breakfast kitchen  
Utility room | Cloakroom

**First floor** 4 bedrooms | En suite w.c. | Bath/shower room

**Outside** Lovely gardens | Ornamental pond | Stone and tile single garage with attached double carport | Timber stable | Adjoining small paddock/wild meadow | Generous parking  
Small greenhouse

In all 0.75 acres

### Distances

Bristol 7 miles | Wells 16 miles | Bath 8 miles | Chew Magna 5 miles  
Bristol Airport 10.5 miles (Distances are approximate).









## The Property

Hilltop is believed to date back to 1758 and once belonged to the Popham Estate before being sold off in 1917. It was extended in the 1980's and again in the 1990's before the present owners purchased the property in 1996. There is scope to further extend, subject to any necessary planning consent.

The position of Hilltop is superb. It is situated towards the top of Cocker's Hill, adjoining farmland, and has extensive views over unspoilt undulating countryside. It is about .75 mile south west of the centre of the village.

The charming interior has been well maintained and all rooms have lovely extensive views. The sitting room is a particularly atmospheric and well proportioned room with a stone fireplace and chimney breast fitted with a log burning stove, beamed ceiling and window seats. The breakfast kitchen is well fitted, and integrated appliances include a fridge, freezer, and a Belling range cooker. The dining room overlooks and opens onto the garden. On the first floor, a split staircase leads to two bedrooms at the front of the cottage and the family bath/shower room, two bedrooms, one with en suite w.c. at the rear of the cottage. The views are superb.







## Outside

Hilltop is approached through double wrought iron gates giving access to a gravel parking area in front of a detached stone and tile garage with adjoining carport and log store. Behind is a timber stable. The drive continues from the gravel area to the side of cottage, providing additional parking.

The peaceful gardens have been most attractively planned and take complete advantage of the stunning and unspoilt views. The front elevation is adorned with a Wisteria and the front lawn has beds planted with shrubs, roses, and lavender.

There is a large expanse of lawn with deep shaped beds and borders planted with a variety of flowering plants and ornamental shrubs. There are stone steps, stone paved areas for entertaining and an ornamental pond with stone paved surround. A variety of trees intersperse the lawn and include a Smoke tree, Willow, Beech, Spruce and Eucalyptus. Fruit trees include Cherry, Cider apple, Russet eating apple and a Bramley. At the bottom of the garden, a gate leads into a small wild meadow or paddock surrounded by mature hedgerow.

## Directions (Postcode BS39 4JX)

When entering Cocker's Hill from the Woollard direction, Hilltop is seen on the left-hand side after about 0.5 miles.

## Property information

**Services:** Main water, electricity and drainage are connected to the property. Solar panels. Broadband provided by BT. Double glazed windows.

**Local Authority:** Bath & North East Somerset : Tel : 01225 394041

**Council Tax Band:** E

**Energy Performance Rating:** D

**Tenure:** Freehold

**Viewing:** Strictly by appointment only with agents Knight Frank.



## Approximate Gross Internal Floor Area

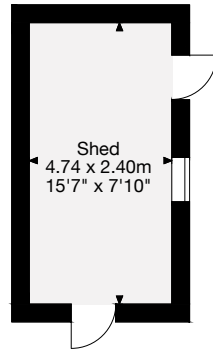
Main House = 145 sq m / 1,560 sq ft

Garage/Carport = 32 sq m / 344 sq ft

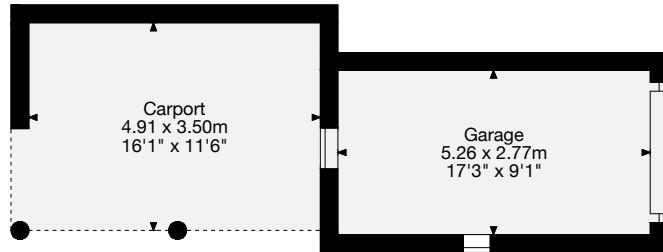
Outbuilding = 11 sq m / 118 sq ft

Total Area = 188 sq m / 2,022 sq ft

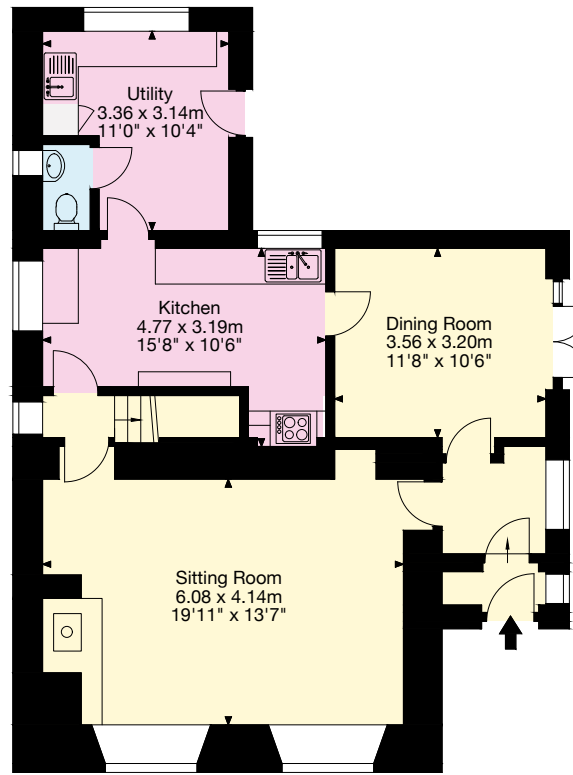
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



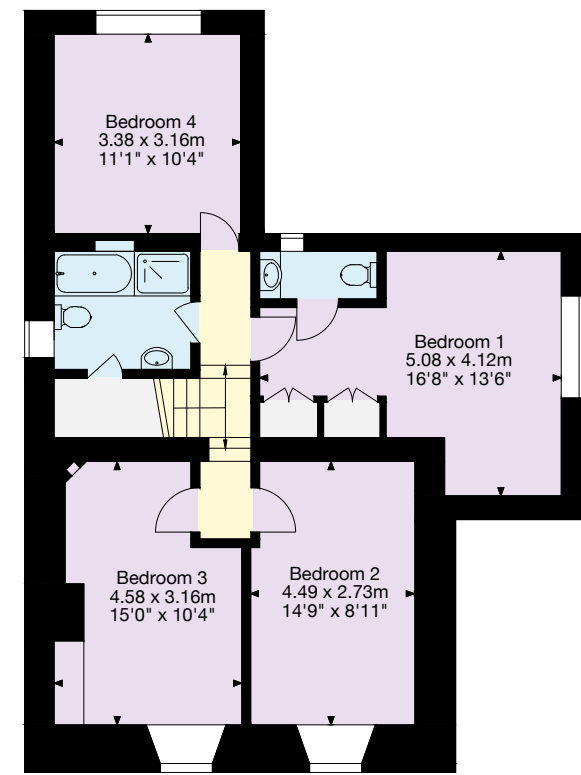
Outbuilding



Garage



Ground Floor



First Floor

Knight Frank Bristol

1 The Mall

Clifton

BS8 4HR

[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

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Particulars dated June 2023. Photographs and videos dated June 2023.

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