



Washing Pool Cottage, Sutton Montis, Somerset

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# A renovated and unlisted Victorian cottage set in 1.4 acres with unspoilt countryside views.







## Location

Washing Pool Cottage is situated below Cadbury Castle hillfort and is surrounded by unspoilt countryside between the small village of Sutton Montis and South Cadbury. Local amenities are available in nearby Queen Camel, which has a pre-school, primary school, health centre and shop/post office (see [www.queen-camel.co.uk](http://www.queen-camel.co.uk)), with Yeovil and Sherborne both easily accessible. The property has good transport links close by. There are direct rail services from Sherborne to Waterloo (2.25 hours) and from Castle Cary to Paddington (90 minutes) and Bristol & Exeter Airports are both within an hour's drive. The surrounding area also boasts a wide choice of schools from both the state and independent sectors.

## Distances

Sutton Montis 0.4 mile, South Cadbury 0.6 mile, A303 1 mile, Corton Denham (The Queen's Arms) 1.7 miles, Queen Camel 2.7 miles, Sherborne 6 miles (Waterloo 2.25 hours), Castle Cary station 6.4 miles (Paddington 90 minutes), Yeovil 9.1 miles, Taunton/M5 (J25) 31 miles, Bristol Airport 33.7 miles. (Distances and times approximate).



 3/4     2     2/3         1.4 acres     E



## Washing Pool Cottage

Named after the sheep washing pool behind it and built in 1869, the property is unlisted and today is a beautifully presented family home in a truly enviable spot with wonderful views of unspoilt countryside. It has two good-sized reception rooms, interconnected kitchen and breakfast room, large utility room, large principal bedroom, two further double bedroom and two bath/shower rooms.





## Garden and Grounds

Outside is a double garage with a home office in the roof space. The cottage is set in 1.4 acres with a stream along its northern boundary. It has a very gently sloping and sheltered garden and beyond are a further parking area, modern barn and stock-proof fenced paddock.

## Property Information

**Tenure:** Freehold.

**Services:** Mains water & electricity. Private drainage. Oil-fired central heating & AGA. Direct fibre broadband.

**Local Authority & Council Tax Band:** South Somerset District Council.  
([www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)). Tax Band: F.

## Directions (Postcode BA22 7HD )

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From the A303 take the North/South Cadbury turn-off. Head south on Chapel Road towards South Cadbury and on through the village, continuing onto Church Lane. The property will be found on the right just under half a mile past the Cadbury Castle Car Park.



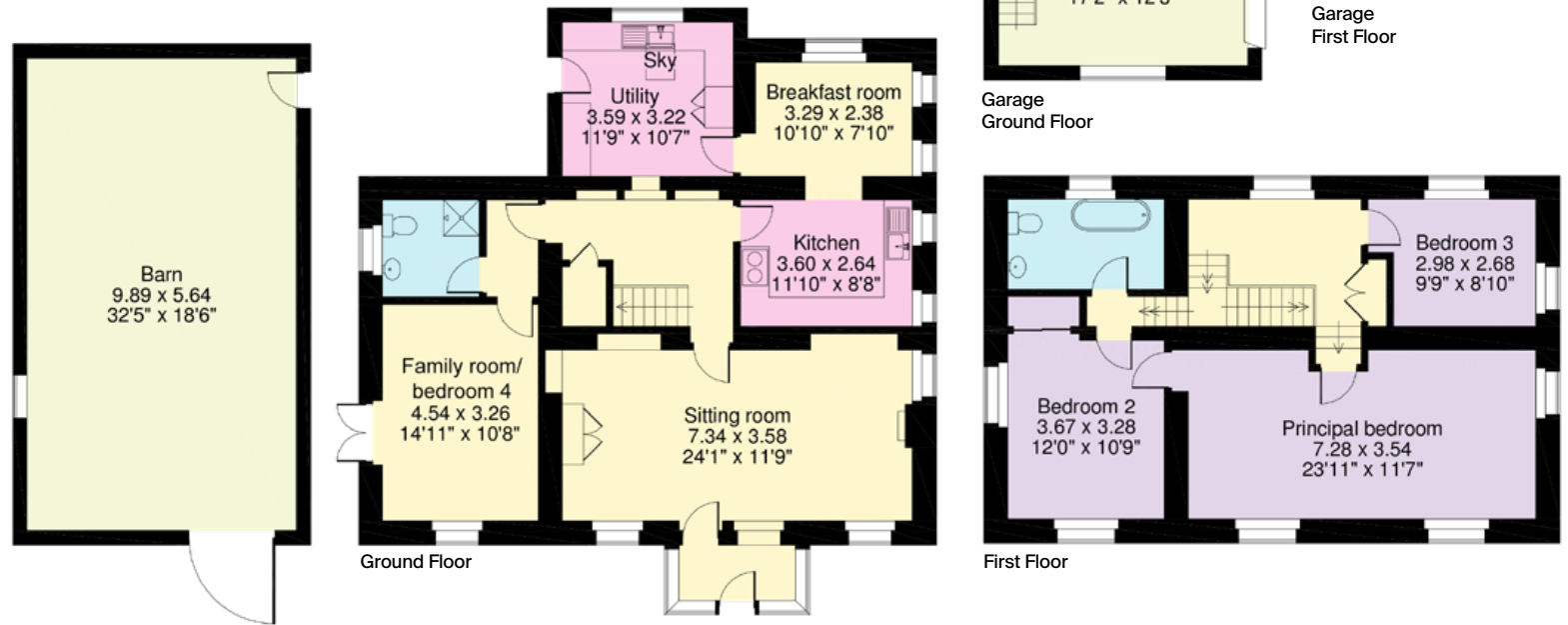
**Approximate Gross Internal Floor Area**

**Main House: 176 sq m / 1,892 sq ft**

**Garage Building: 53 sq m / 571 sq ft**

**Barn: 56 sq m / 600 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.



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I would be delighted to tell you more

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