



THE DAIRY HOUSE
LITTLE WESTON, SOMERSET

JACKSON-STOPS 

**THE DAIRY HOUSE
LITTLE WESTON
SOMERSET, BA22 7HP**

A BEAUTIFULLY RESTORED AND RICHLY
CHARACTERFUL VILLAGE HOUSE WITH GUEST
COTTAGE, SWIMMING POOL AND GLORIOUS
GARDENS OVERLOOKING ROLLING COUNTRYSIDE



DISTANCES (APPROXIMATE)

CASTLE CARY: 6 MILES (LONDON
PADDINGTON 1HR 40 MINS)
WINCANTON: 6 MILES
SHERBORNE: 7 MILES (LONDON
WATERLOO 2 HRS 10 MINS)
YEOVIL: 8 MILES
BRUTON: 9 MILES

MAIN HOUSE

- Entrance Hall / Dining Room
- Sitting Room
- Drawing Room
- Kitchen
- Utility & Cloakroom
- Five Generous Bedrooms
- Three Bathrooms
- Separate WC

GUEST COTTAGE

- Sitting Room
- Kitchen
- Shower Room
- Double Bedroom with Ensuite Bathroom

GARDENS AND GROUNDS

- Delightful Gardens
- Swimming Pool
- Gravelled Parking
- Several Outbuildings to include an Original Granary



THE PROPERTY

Constructed of attractive white lias stone beneath a tiled roof, The Dairy House, justifiably Grade II listed, is a handsome and deeply characterful village home with origins dating back to the 16th century. Sensitively enhanced over time, the property combines a rich array of period features with more contemporary additions suited to modern family living.

A substantial front door opens into an impressive reception hall, currently fashioned as a dining room, where an inglenook fireplace with Bressummer beam, bread oven and wood-burning stove immediately sets the tone. Flagstone flooring, exposed beams and window seats further reinforce the immense charm of this part of the house, whilst the ceiling heights are notably generous for a property of this age. Beyond lies a beautifully proportioned sitting room with mullion windows framing delightful views across the orchards beyond. A further fireplace with a stone surround and wood burner creates a warm and inviting atmosphere, complemented by fitted bookshelves and storage. To the rear of the house is a charming kitchen/breakfast room fitted with timber base units beneath marble work surfaces. A white Aga (electric) and Lacanche range cooker provide both practicality and style, whilst numerous windows allow excellent natural light and lovely views over the gardens. Adjoining the kitchen is a utility room and a cloakroom.

An impressive programme of works undertaken in 2018–2019 included the creation of a striking extension forming a superb drawing room with a lighter, more contemporary feel. Featuring polished Lazenby concrete flooring, painted panelled walls and a magnificent stone fireplace with open fire, this room enjoys two sets of French doors opening onto the rear terrace.

The bedroom accommodation is arranged over two staircases, adding greatly to the character and flexibility of the house. In the original part are two excellent double bedrooms, both enjoying fitted cupboards and lovely views across the surrounding orchards, together with a family bathroom and separate WC. Rising again, the principal bedroom occupies the upper floor and enjoys vaulted ceilings, exposed beams and a beautifully styled ensuite bathroom. Within the newer wing are two further double bedrooms, one with a feature fireplace, together with an additional bathroom fitted with roll-top bath and separate shower.

OUTBUILDINGS & ADDITIONAL ACCOMMODATION

The house benefits from an exceptional collection of ancillary accommodation and outbuildings which greatly enhance both its practicality and appeal. Of particular note is the detached one-bedroom cottage, ideal for guest accommodation, dependent relatives or potentially as a lucrative holiday let. Full of charm and character, it comprises a sitting room, fitted kitchen, shower room and generous first floor bedroom with ensuite bathroom, together with a private seating area enjoying good separation from the principal house.

An attractive original granary, adorned with a climbing rose, provides further versatility with storage below and occasional accommodation above. Additional outbuildings include a charming studio/gym, substantial timber workshop with wood-burning stove, plant room for the swimming pool and various useful storage areas.

GARDENS & GROUNDS

The gardens at The Dairy House are a particular delight and have clearly been nurtured with a keen eye for planting and traditional English garden style. Immediately to the rear of the house is a paved terrace ideal for alfresco dining and entertaining, bordered by clipped box hedging, alliums and beautifully stocked rose beds. Stone walling and mature trees combine to create an immensely private and sheltered setting.

A gravel driveway provides extensive parking and leads to a productive vegetable garden enclosed by yew hedging, complete with greenhouse and fruit cage. A second larger greenhouse creates a wonderfully atmospheric space, equally suited to horticulture or simply enjoying morning coffee on cooler days. Nearby is a sheltered terrace ideal for barbecues and outdoor entertaining.

The swimming pool sits conveniently close to the house with a decked seating area enclosed by stone walling and established hedging. Elsewhere, sweeping lawns are interspersed with mature Ash, Oak, Walnut and Crab Apple trees, together with glorious far-reaching views towards Corton Denham Ridge.





LOCATION

Little Weston is a peaceful and highly attractive rural hamlet situated amidst gently rolling Somerset countryside, close to the well-served village of Sparkford and within easy reach of the sought-after towns of Bruton and Castle Cary. The surrounding area is renowned for its picturesque landscape of undulating pasture, woodland and charming villages, making it particularly appealing to those seeking a quintessential West Country lifestyle.

Bruton, widely regarded as one of Somerset's most fashionable and vibrant market towns, lies nearby and offers an excellent selection of independent shops, cafés, restaurants and galleries. The town has gained national recognition in recent years through destinations such as Hauser & Wirth Somerset with its celebrated Roth Bar & Grill, together with renowned establishments including At The Chapel, Osip and The Old Pharmacy wine bar and bistro. Bruton also provides everyday amenities including a doctors' surgery, pharmacy, post office, library, fuel station and a variety of independent retailers.

The nearby town of Castle Cary is equally charming and offers an excellent range of day-to-day facilities including independent boutiques, galleries, cafés and restaurants, together with a popular weekly market showcasing local produce and artisan goods. Of particular note is The Newt in Somerset, one of the country's most celebrated country estates and hotels, offering extensive gardens, restaurants, farm shops and cultural events throughout the year. Also nearby is Teals, a highly regarded lifestyle destination combining an excellent farm shop, café, restaurant and homeware store, popular with both locals and visitors alike. Sherborne is also within easy reach and provides an excellent range of boutique shops, cafés and restaurants, together with regular cultural and musical events hosted at The Sherborne.

Communications are excellent, with a mainline railway station at Castle Cary providing regular services to London Paddington in approximately 90 minutes. The A303 is also readily accessible, linking the South West with London and the wider motorway network. Yeovil lies a short drive away and provides an extensive range of shopping, leisure and business facilities, whilst further amenities and supermarkets can be found at Wincanton, Shepton Mallet, Sherborne and Gillingham.

SPORT AND RECREATION

Racing at Wincanton, Taunton and Bath. Sports centres at Castle Cary and Wincanton. Golf at Yeovil and Sherborne. Sailing and water sports at Sutton Bingham and on the Dorset coast.

EDUCATION

The area is exceptionally well served by a broad range of highly regarded schools in both the independent and state sectors. Local primary schooling is available nearby at North Cadbury Church of England Primary School and Bruton Primary School. Bruton also offers King's School Bruton and Sexey's School, both of which are highly regarded. Sherborne, also within easy reach, provides the renowned Sherborne Schools Group, whilst further excellent preparatory schools in the area include Hazlegrove and Millfield Prep School.



LOCAL AUTHORITY

Somerset Council: 0300 123 2224

Council Tax Band: G

SERVICES

Mains water and electricity
Private drainage
Oil fired central heating
Super-fast broadband

EPC: Exempt

CONTENTS, FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings, garden ornaments etc are specifically excluded, although may be available through separate negotiation.

DIRECTIONS AND VIEWINGS

Post code BA22 7HP

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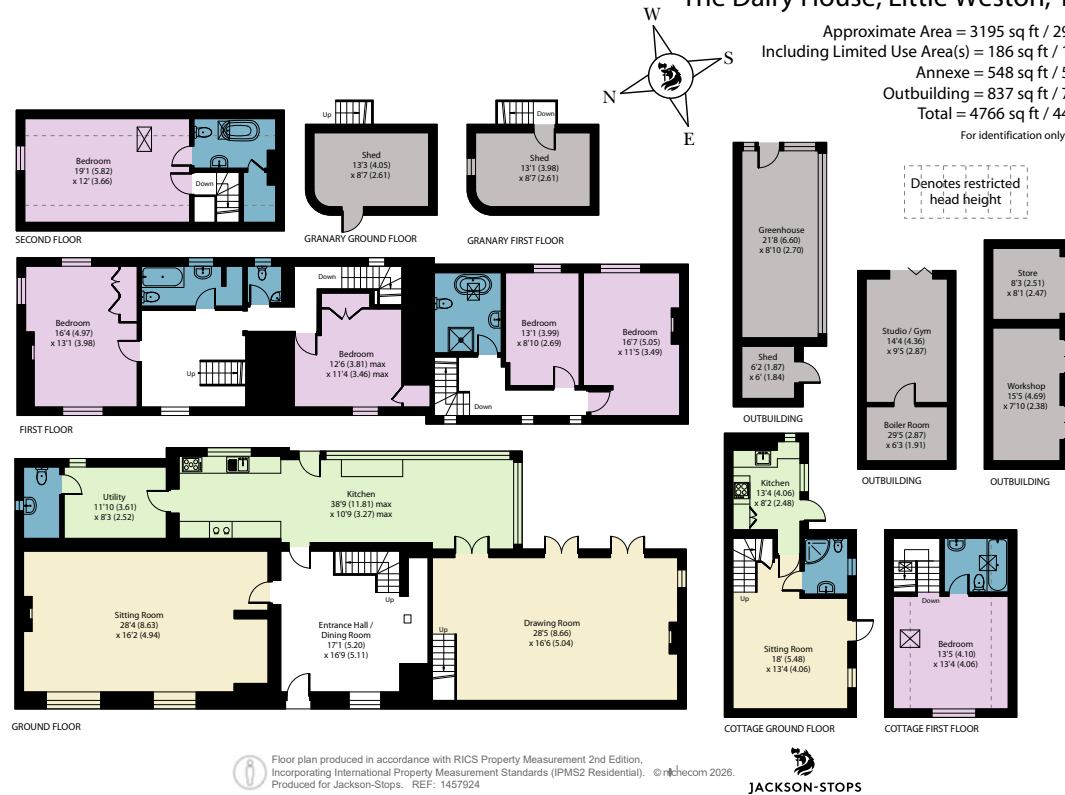
Leave Sherborne heading north on the Bristol Road/B3145. Take a left turn signed Corton Denham and follow signs all the way through the village and on into Sutton Montis. Turn right in Sutton Montis and leave the village to the north on Church Hill. After approx. 1 mile turn right heading into the village of Little Weston. The Dairy House is the second large house on the right, accessed via a five bar timber gate, opposite a telegraph pole, with parking beyond.

VIEWINGS: Only by appointment with Jackson-Stops' Sherborne office: 01935 810141



The Dairy House, Little Weston, Yeovil

Approximate Area = 3195 sq ft / 296.8 sq m
Including Limited Use Area(s) = 186 sq ft / 17.2 sq m
Annexe = 548 sq ft / 50.9 sq m
Outbuilding = 837 sq ft / 77.7 sq m
Total = 4766 sq ft / 442.6 sq m
For identification only - Not to scale



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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