



# HILL ASH FARM HOUSE

WOOLSTON, SOMERSET

**RV**  
RURAL VIEW



# HILL ASH FARM HOUSE

WOOLSTON, NORTH CADBURY, YEOVIL, SOMERSET BA22 7BL

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AN ATTRACTIVE, EXTENDED GEORGIAN COUNTRY HOME WITH ANNEXE,  
Paddock AND BARN, SET IN A RURAL HAMLET CLOSE TO AMENITIES.

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Sitting Room | Kitchen | Family/Dining Room | Music Room

5 Bedrooms | 2 Bathrooms & WC | Boot Room | Laundry | Cloakroom

**Annexe:** Sitting Room/Kitchen | 2 Bedrooms (one currently Study) | Wet Room & WC

Garden | Parking | Double Garage & Barn | Paddock

In all about 1.92 acres



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## SITUATION

Hill Ash Farm House is situated on the edge of this conveniently positioned rural hamlet, made up of a mix of Cary stone period houses and more modern properties. The surrounding countryside is beautifully undulating and unspoilt, with charming twisting lanes providing access to nearby amenities. North Cadbury is only about a mile away and offers good local facilities, including a village shop, which stocks a variety of locally sourced produce, a primary school and parish church, while Teal's Farm Shop is also close by, selling a wide range of excellent fare. Almost equidistant are the towns of Castle Cary and Wincanton, the former providing a mainline rail service to London (Paddington 1hr 45mins) and having a selection of independent shops and amenities, while Wincanton has the closest supermarkets. Further afield are Bruton and Sherborne, both towns of history and culture.

Local pubs and eateries include the Stag's Head in Yarlinton, Camelot Arms in South Cadbury and many excellent restaurants in Bruton, while The Newt at Hadsden is a renowned and multi-faceted destination.

There is a good choice of local schools in both the state and independent sectors, including Hazlegrove, King's Bruton,

Sexeys, the Sherborne Schools, Leweston, Millfield, all Hallows and Port Regis.

This area is famed for its connections to Arthurian Legend, with both Glastonbury and South Cadbury Castle in the vicinity. Miles of footpaths and bridleways provide plenty of opportunities for walking or riding out, while other activities include traditional field sports, golf, and racing at nearby Wincanton. The Jurassic coast is within easy reach to the south, and the A303 provides ready access to the West Country, and London via the M3.

## DESCRIPTION

A much-loved home for 20 years, Hill Ash Farm House is a most appealing, extended family property, Grade II listed and constructed of cut Cary stone, rendered and brick elevations under a part-thatched, but predominately tiled roof. Dating from the early eighteenth century, the original property brims with period character which has been enhanced by some wonderful bespoke internal joinery and engineered oak flooring. The front door leads to an entrance hall with cloakroom off it, and then either to the kitchen or to the original south facing part of the house where the two front rooms are elegantly proportioned. A

large stone inglenook occupies the far end of the sitting room, and there are impressive flagstones, while the music room/snug has plenty of storage and a further stone fireplace (please note the fireplaces are currently not used). From here, the property opens up into an excellent oak-framed family/dining room with a lantern letting in plenty of light and French doors spilling onto the terrace. The bespoke kitchen is very much part of this extension, having been incorporated to create an open social space with underfloor heating throughout. With a well-designed layout and attractive units, the kitchen has a quartz worksurface and central island. There is an integral dishwasher, electric range cooker and space for a fridge/freezer, with a useful pantry tucked away in the corner.

As small flight of steps leads up to the rear hall, off which is the utility room and doors exiting to each side of the property.

On the first floor are five bedrooms, three of which are good doubles, with the main and guest bedrooms both having en-suites and the family bathroom serving the rest. From the beautifully elm-floored main bedroom, a door provides access to a large loft space with plenty of room for storage.



## ANNEXE

The annexe is approached from the rear hall, up a flight of steps and into a large open sitting area with a kitchen in the corner and a wet room and study/bedroom off it. There are French doors opening to both parking at the front and a terrace at the rear, and stairs rise to a large mezzanine bedroom with skylights and a wc. This part of the property can either be incorporated into the main house, or utilised as separate accommodation for extended family or an income stream.

## OUTSIDE

The property is approached from the lane, over a cattle grid and via a private drive to the lower gravelled parking and turning area, with a double garage. Access to the paddock and further parking is beyond this, while the garden curtilage wraps around the house, laid to lawns and with planted beds, shrubs and mature yew and broadleaf trees. A laurel hedge forms the southern boundary, and to the west and separated by a beech hedge is a sunken garden, gravelled, with shrubs, hedging and a pond over which stands a Japanese-style bridge.

The upper section of parking is extensive. Here there is direct access to the Annexe and a timber-framed, corrugated barn (offering potential subject to consent), with loose boxes inside and power. Beyond a lawn and mature trees, the stock proofed paddock stretches to the north west and is a most attractive piece of land with water connected.

## DIRECTIONS (BA22 7BL)

What3words ///prouder.upwardly.cups

Heading west on the A303, go past the turning to Wincanton and some three miles on take the minor turning signposted Blackwell. Follow the lane for a very short while and then turn

right signed Woolston. Continue along this lane for about 2 miles and turn left at the T junction into Woolston. Hill Ash Farm House can be found almost immediately on the right on the corner of the junction with Dodinall House Road.

## TENURE

Freehold

## SERVICES

Mains water and electricity, private drainage, oil fired central heating (electric heating in annexe).

Broadband: Full fibre connection.

Upload 1000 mbps, download 1000 mbps Mobile signal:

Outdoor good, Indoor variable

## OUTGOINGS

Council tax band G

## EPC

Energy Efficiency Rating: E (54)

(Please refer to the Agents for the complete EPC).

## LOCAL AUTHORITY

Somerset Council.

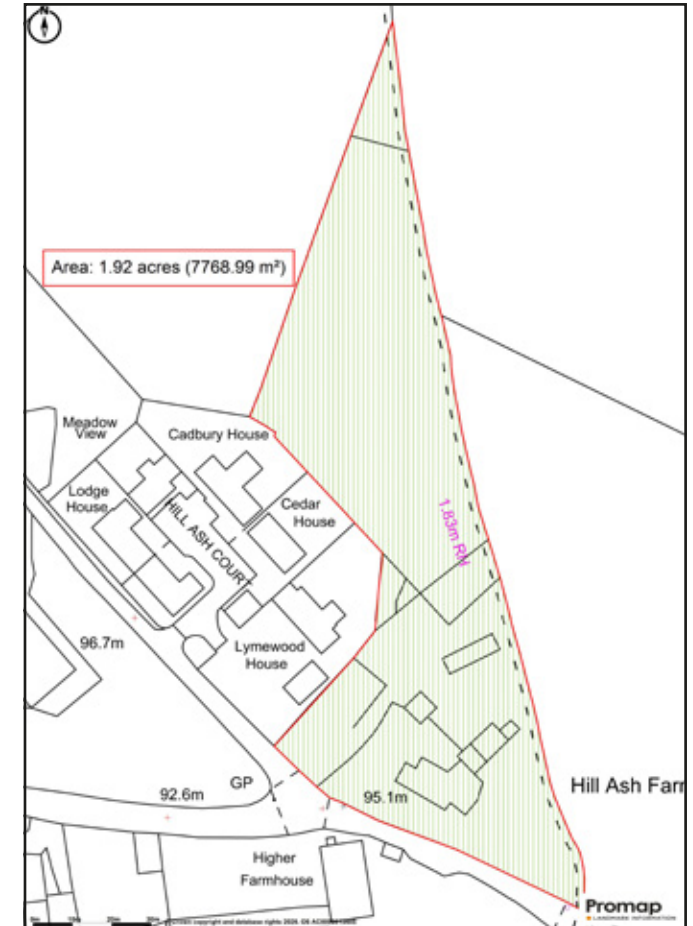
The property is subject to Council Tax Band: F (£3,501.96 2026/27)

## FIXTURES AND FITTINGS

Unless specifically mentioned, all fixtures & fittings and garden ornaments are excluded from the sale. Some items may be available by separate negotiation.

## VIEWINGS

Strictly by appointment with Rural View.



**Hill Ash Farm, Woolston, North Cadbury BA22 7BL**

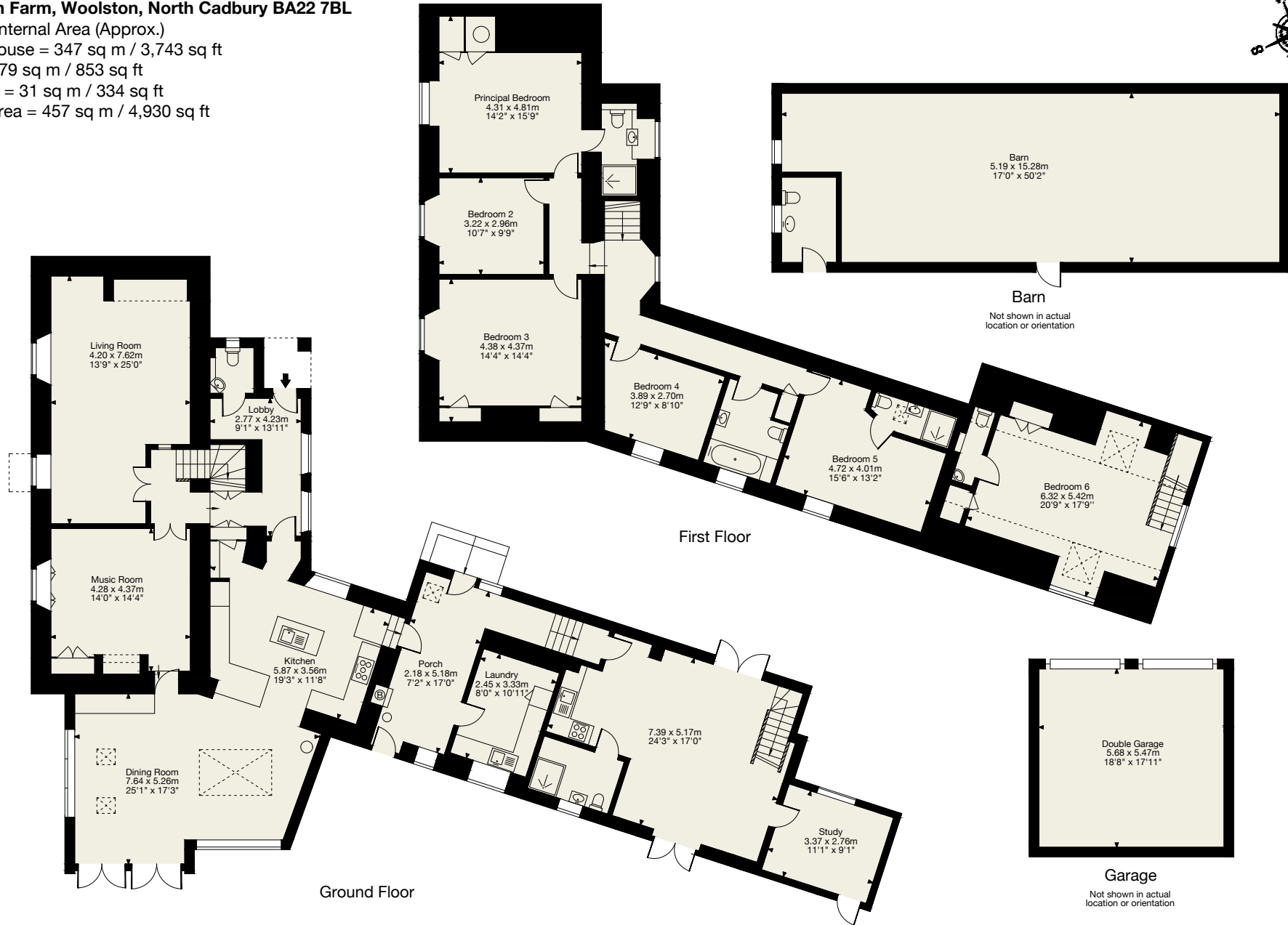
Gross Internal Area (Approx.)

Main House = 347 sq m / 3,743 sq ft

Barn = 79 sq m / 853 sq ft

Garage = 31 sq m / 334 sq ft

Total Area = 457 sq m / 4,930 sq ft



**NOTICE:** Rural View (Salisbury) Ltd, their sub agents and their clients give notice that they have no authority to make or give any representations or warrants in relation to the property. These particulars have been prepared in good faith. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Rural View has not tested any services, equipment or facilities.



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