



Symonds
& Sampson

Vine Cottage

Wales, Queen Camel, Yeovil, Somerset

Vine Cottage

Wales
Queen Camel
Yeovil
Somerset
BA22 7PA



- Grade II* Listed detached thatch cottage
- Offering a wealth of period features throughout
 - Updated throughout
- Sitting in a plot of 0.67 acres with stone built barns
 - Pretty village location
 - Spacious living

£2,400 Per Month

Yeovil Lettings
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THE PROPERTY

A detached thatched historic home built of stone under a thatched roof.

Originally three cottages, dating back to the 15th century, with later 18th-century additions. Showcasing period features throughout, the property has been sympathetically updated in recent years. Set within a generous plot, it benefits from a substantial barn

The rent is exclusive of all utility bills, including council tax, mains electricity, oil, septic tank and mains water. There is mobile coverage in the area. Please refer to Ofcom's website for more details. According to the GOV.UK website, there is a very low risk of flooding in the area. The property has oil central heating and will be let unfurnished.

Available early July
Rent - £2400 per calendar month / £553 per week
Holding Deposit - £553
Security Deposit - £2765
Council Tax Band - F
EPC Band - E
No deposit option available via Reposit

ACCOMMODATION

A spacious and grand central hallway sets a distinguished tone for the home, featuring exquisite plank and muntin oak panelling alongside beautiful flagstone flooring, showcasing the property's rich heritage.

The ground floor boasts two beautifully proportioned reception rooms, each positioned at either end of the property, both enjoying an abundance of natural light through dual-aspect windows adorned with charming window seats. The drawing room features a magnificent open fireplace with an imposing bressummer beam, offering a grand yet

inviting focal point. A discreet secondary staircase provides direct access to the master suite, enhancing the home's unique charm.

Centrally positioned, the exquisite kitchen and dining room seamlessly blend timeless character with refined practicality. Sleek bespoke cabinetry is complemented by an electric AGA, elegantly set within a substantial inglenook, while a walk-in pantry provides additional storage. Beyond, a well-appointed utility room offers further cabinetry, ample space for white goods, and a rear access door. Completing the ground floor is a stylish shower room, thoughtfully designed for both comfort and convenience.

The first floor is accessed via a long hallway adorned with exposed beams, leading to four generously proportioned double bedrooms, as well as a convenient store and linen cupboard. Each bedroom enjoys a delightful southerly front aspect, bathing the rooms in natural light. The principal suite further benefits from a dual-aspect outlook, enhancing the sense of space and light, and features a charming open fireplace, adding to its character and warmth.

Bedroom two is further enhanced by bespoke built-in cabinetry, offering both practicality and style. The well-appointed family bathroom is conveniently located to serve all bedrooms, completing this first-floor arrangement.

GARDENS AND OUTBUILDINGS

A charming patio area, set adjacent to the property, provides an ideal space for outdoor entertaining and relaxation. This leads onto an expansive lawned garden, enclosed by an attractive stone wall and bordered with mature shrubs. Beyond the formal garden lies a substantial barn, featuring beautiful stone elevations beneath a tiled roof, with windows on either side allowing for an abundance of natural light. An additional attached barn, with its own separate access, provides

further versatility and potential. From here, the grounds extend to a further lawned area, home to a delightful orchard, which enjoys a picturesque setting backing onto the serene waters of the River Cam.

To the front of the property, a sweeping driveway sits alongside a neatly manicured lawn, enclosed by an attractive stone wall and bordered by elegant box hedging. A charming pathway leads to the timber-framed front porch, creating a welcoming and picturesque entrance befitting this characterful home.

SITUATION

Vine Cottage is situated in the hamlet of Wales, just outside the sought-after village of Queen Camel. This desirable location combines the charm of countryside living with convenient access to local amenities and transport links. The village of Queen Camel offers a range of amenities, including a village shop, primary school, a highly regarded health centre, post office, church, and a popular pub, fostering a strong sense of community.

The property is ideally placed for exploring the stunning Somerset countryside, with an abundance of walking and cycling routes nearby. The historic abbey town of Sherborne, approximately 6 miles away, provides a selection of shopping, leisure and cultural facilities, along with rail links to London Waterloo and Exeter.

Vine Cottage also benefits from excellent transport connections, with easy access to the A303 for routes towards London and the South West. The area is served by highly regarded schools, both state and independent, including Hazelgrove Prep, Sherborne School and Millfield.

DIRECTIONS

What3words - [///cotton.topples.triathlon](#)



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Approximate Area = 2319 sq ft / 215.4 sq m (excludes void)

Limited Use Area(s) = 66 sq ft / 6.1 sq m

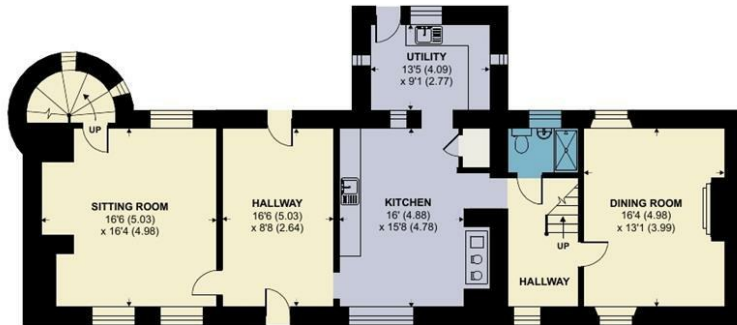
Outbuilding = 1251 sq ft / 116.2 sq m

Total = 3636 sq ft / 337.7 sq m

For identification only - Not to scale

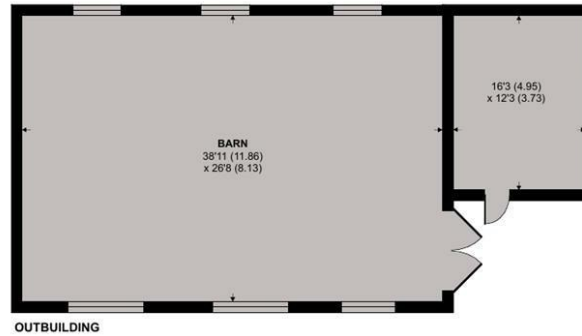


FIRST FLOOR



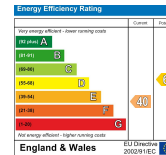
GROUND FLOOR

Denotes restricted head height



OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1241361



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