

Hobbswell House, Cheddar, Somerset



Attractive Grade II listed Georgian house with cottage situated in walled gardens in a desirable part of Cheddar set against a backdrop of the Mendip Hills, near Bristol, Wells and beyond.

Summary of Accommodation

Ground floor Reception hall | Staircase hall | Drawing room | Dining room | Snug
Playroom/Garden room | Study | Kitchen/breakfast room with AGA | Breakfast room
Utility room | Shower/cloakroom

First floor Gallery landing | 5 double bedrooms | 2 bathrooms

Outside Established walled gardens | Single carport | Outbuilding with garaging and workshop | Kitchen garden | BBQ area | Parking | Views

Cottage

Ground floor L-shaped open plan living room/kitchen | Sitting room/bedroom | Bathroom
Utility room

First floor 2 bedrooms

Outside Private parking area and good sized rear garden

Distances

Bristol 19 miles, Wells 9.5 miles, M5 (J20) 13.2 miles, Wedmore 4.5 miles
Bristol Airport 10 miles, Bristol Temple Meads Rail Station (London/Paddington) 18.5 miles,
Cribbs Causeway Regional Shopping Centre 26 miles (Distances are approximate).





The Property

Hobbswell House is situated in a lovely position in the old part of Cheddar set against a backdrop of Warrens Hill on the Mendip Hills. It is situated in a private setting, standing well back from the road surrounded by its walled gardens, with a magnificent almost 300 year old Yew tree sitting centrally in its front garden. Hobbswell Cottage lies adjacent, separated by the entrance drive.

The house dates from the 1820s with later additions. It is of classical Georgian proportions retaining many period features throughout. There are archways, moulded and ornate ceiling cornices, ornate central roses, tall shuttered French windows and panelled doors in fluted surrounds. An elegant staircase with stick balusters rises to a half landing with tall arched window and continues to the first floor. All principal rooms face south overlooking the front lawn and Yew tree.

A wide semi glazed front door under a fanlight opens to the reception hall which leads to the staircase hall. The drawing room and dining room, each with a central fireplace, are lovely classical rooms with tall shuttered windows overlooking the front lawn. The snug is a comfortable room and could be used as a study. The impressive garden/playroom was a later addition and would make an excellent music room. The well fitted kitchen/breakfast room is a good size and includes as AGA. It is located at the rear of the house with access to the garden from the breakfast room. They have a wonderful outlook across to Warrens Hill on the Mendips. There is a spacious utility room off the kitchen with ground floor shower room, a corridor leading to a rear hall with door out to the BBQ area and the garden/playroom. This area offers the potential to be easily converted into a single story and self-contained area.

The first floor has a gallery landing and central landing off which the bedrooms are arranged. There are five spacious double bedrooms and two large bathrooms. All rooms have a lovely outlook, either over its walled gardens or across to Warrens Hill.

Outside

It is approached between gated stone piers and over a long drive, with the main house to the east and the cottage to the west. The drive leads to a carport to the west and to a parking area behind the house and in front of a detached outbuilding - with pantile roof - providing garaging with sliding doors and an adjoining workshop/garden store.





The walled front garden has an expanse of level lawn with a magnificent central Yew tree. There are borders of mature shrubs and trees, as well as a pretty corner garden store set in the wall with an arched surround. A well-established Wisteria adorns the front elevation together with a large and mature Magnolia.

The private and enclosed rear walled garden is a delight and has a superb view to Warrens Hill acting as a most attractive backdrop. The garden has been designed for colour and there are many shrubs and ornamental trees, well stocked and deep shaped borders, raised stone beds and pathways and a rose arbour. Situated in the Northeast of the garden is a stone paved area covered by an open fronted tiled roof which is ideal for entertaining. It faces south. There is a further paved area surrounded by mature shrubs has an ornamental pond. Beside the garage outbuilding is a "hidden" paved area with built in barbecue and bread oven that are set in a stone wall with arched brick detailing. In the west side of the garden is a separate kitchen garden, green house and compost area.

Hobbswell Cottage

Hobbswell Cottage is located to the west of the house with a parking space in front surrounded by borders of the shrubs. The accommodation is arranged over two floors. It has its own central heating system. The interior is atmospheric with the ground floor having an open plan L-shaped living room with exposed ceiling joists, a stone fireplace with electric coal effect fire and opens into the fitted kitchen. Further rooms on the ground floor include a bathroom, separate sitting room/bedroom and a utility room. The first floor has two interconnecting bedrooms, both with their own separate access downstairs. At the rear, is an enclosed garden with lawn, paved area, shrubs and a pedestrian door to the drive.

Directions (BS27 3LG)

When entering Kent Street from the Shipham/Axbridge direction, the entrance to Hobbswell House is seen along on the left hand side behind stone walls, and between stone piers.

Property information

Services: Hobbswell House and Hobbswell Cottage: All mains services are connected to both the main house and Hobbswell Cottage. Gas fired central heating. Broadband provider: BT.

Tenure: Freehold.

Local Authority: Sedgemoor District Council - 0300 303 7800

Council Tax Bands: Hobbswell House G Hobbswell Cottage C



Hobbswell Cottage



Hobbswell Cottage



Approximate Gross Internal Floor Area

Main House = 337 sq m / 3,637 sq ft

Cottage = 103 sq m / 1,111 sq ft

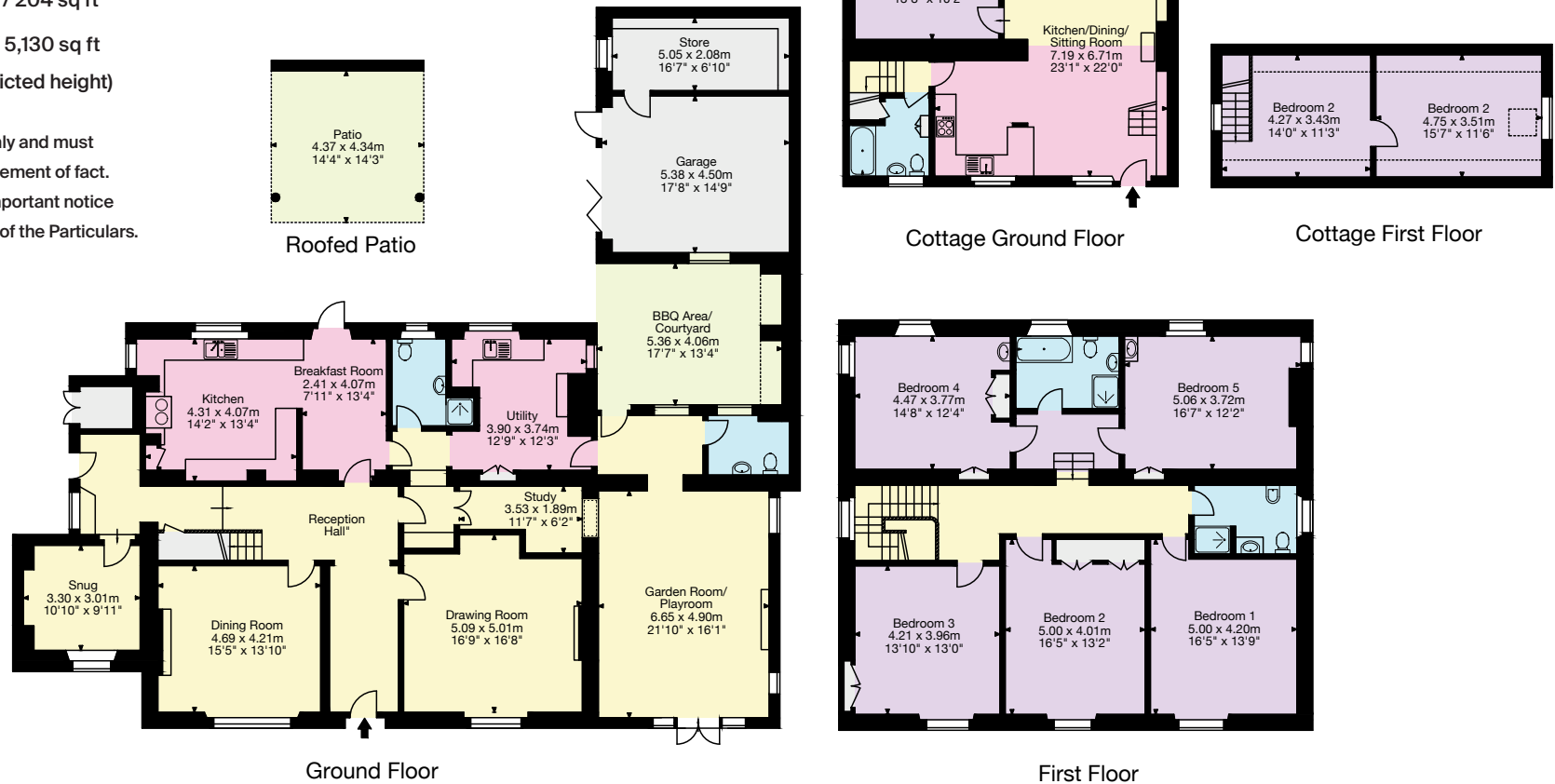
Garage = 35 sq m / 382 sq ft

Roofed Patio = 18 sq m / 204 sq ft

Total Area = 475 sq m / 5,130 sq ft

(Including areas of restricted height)

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.



Knight Frank Bristol
Regent House
27A Regent Street
Clifton
BS8 4HR
knightfrank.co.uk

I would be delighted to tell you more

Freddie Wright
0117 317 1997
freddie.wright@knightfrank.com



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