

The Paddock, Launcherley, Near Wells



A well presented cottage in a glorious setting overlooking farmland with views to the Mendip Hills, Glastonbury Tor, Launcherley Hill and Wells Cathedral.

Summary of accommodation

Ground floor Entrance hall | Open plan sitting/dining/garden room | Breakfast kitchen
Bedroom (family room) with en suite bath/shower room | Utility room | Cloakroom
Store room

First floor Principal bedroom with en suite shower room | 3 further bedrooms
Family bath/shower room

Outside Sweeping drive approach | Detached double garage and adjoining log/garden tractor store with planning permission to convert into ancillary accommodation
Delightful gardens | Paddock with 5 caravan pitches

In all about 0.81 acre

Distances

Wells 2 miles | Glastonbury 5 miles | Castle Cary Rail Station 12.2 miles | M5(J23) 19 miles
Bristol Airport 18.9 miles (All distances are approximate)

Situation

Launcherley is a hamlet about 2 miles south of Wells. The Paddock is situated in open countryside adjoining farmland, with stunning views in all directions from its grounds and from within the property. The views are extensive and include the Mendip Hills, Launcherley Hill, Glastonbury Tor, Wells Cathedral and Hay Hill.



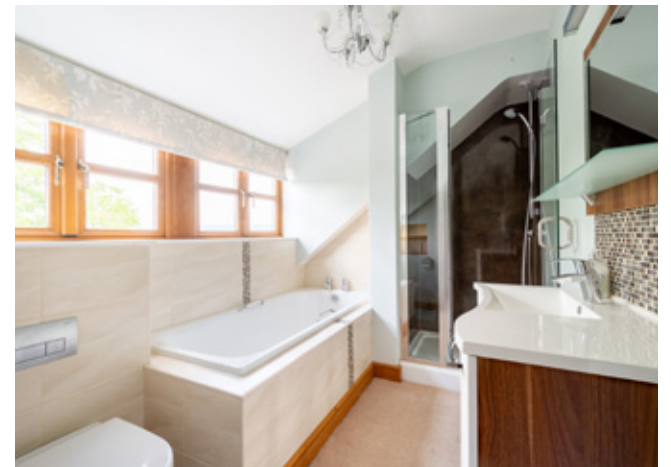


Description

The original cottage is believed to date from the 1800's. The present owner extended the cottage about twenty years ago by adding an excellent and substantial two storey addition, cleverly matching the existing stone elevations, and pantiles to the roof. It now forms an attractive T-shape property. The interior is very well presented and all rooms have wonderful views.

The open plan sitting/dining/garden room has sliding windows from the sitting and garden area to the garden. The well fitted breakfast kitchen has a breakfast bar, flagstone stone floor and integral appliances include a Rangemaster cooker with LPG hob and larder freezer. The bedroom on the ground floor could easily provide an alternative use as a family room or study. The utility room opens into a large timber constructed store/boiler room, also accessed from the outside. On the first floor, the large principal bedroom has superb views in three directions and the en suite shower room is extremely well fitted. There are two further bedrooms and a very well appointed family bath/shower room.



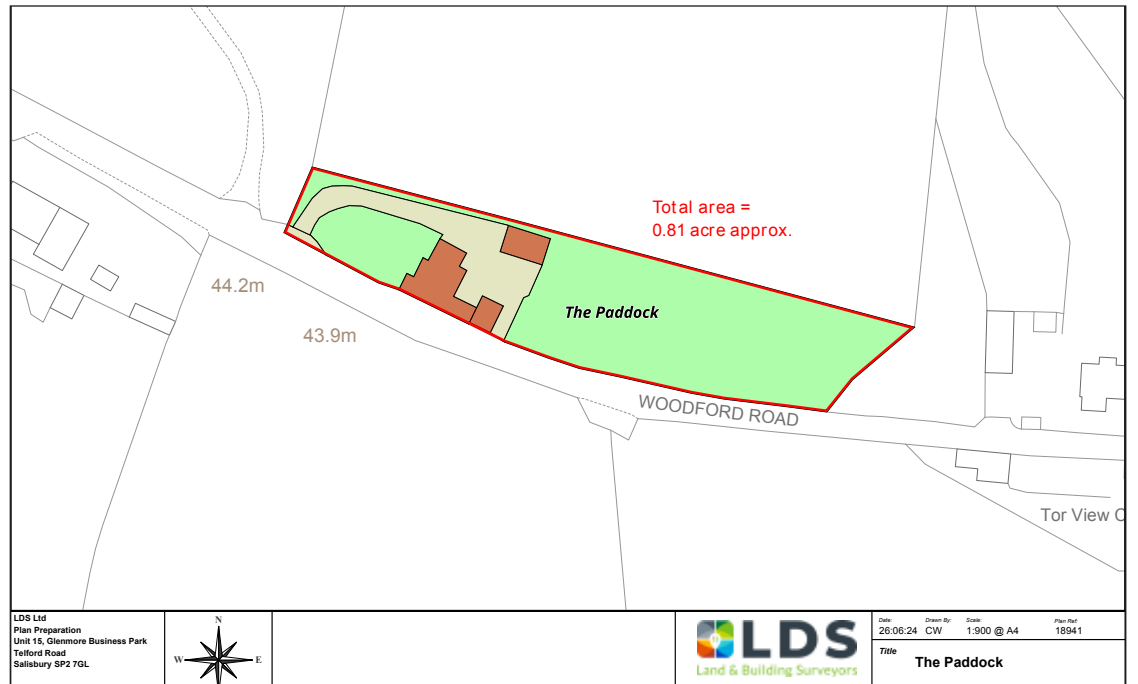


Outside

The Paddock is approached through double timber electrically operated gates, providing access to a sweeping drive. The drive leads to a parking area in front of the detached double garage with electric roller door, adjoining timber log/garden tractor store, and to the main entrance to the house.

The delightful gardens are very private and extremely well maintained. At the front, there is a large expanse of level lawn with a magnificent Walnut tree. There are shaped raised stone beds planted with flowering plants including lavender. There are deep shaped well stocked beds, and a deep paved area spans the width at the front of the house, making it ideal for entertaining.

Beyond the parking area at the rear is further lawn, which gives access to the adjoining paddock with trees including cooking apple, ash and maple, bordered by dense hedgerow. This area is a registered certified location which provides five caravan pitches for the use of members of the Caravan and Motorhome club only. Bookings are controlled and priced independently via the vendor's own website, Primrose Caravan Park. There is a recycling and chemical area.





Planning

Planning permission was passed by Mendip Council in May 2024 to convert the detached double garage with adjoining store into single storey ancillary accommodation to provide an open plan kitchen/ living room with bedroom and en suite bathroom. Application Number 2024/0455/HSE

Directions (BA5 1QJ)

When in Woodford Road from the Wells direction, drive for about 0.7 mile and the entrance to The Paddock is seen on left hand side.

Property information

Services: Mains water and electricity connected. Oil fire central heating. Underfloor heating to the ground floor of the extension. Solar PV panels and hot water system. Air ventilation system. Private drainage. Double glazed windows. Broadband provided by Sky.

Local Authority: Somerset Council

Council Tax Band: D

Tenure: Freehold

EPC: C

Guide Price: £1,295,000

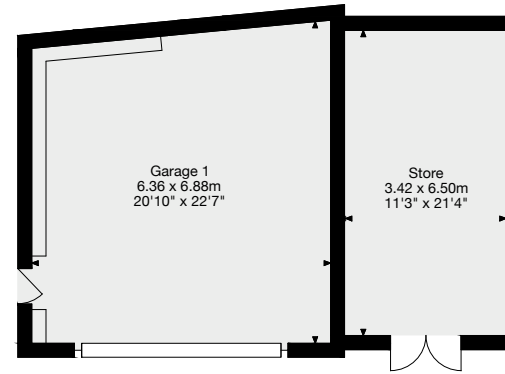
Viewings

By appointment through sole selling agent Knight Frank.

Approximate Gross Internal Floor Area

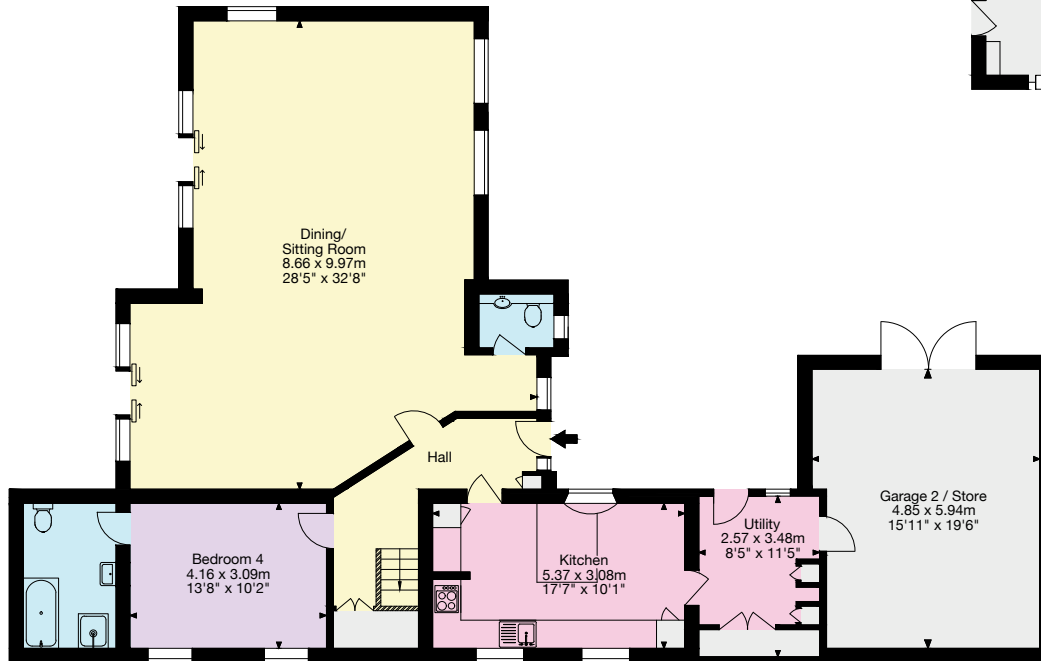
- Main House = 227 sq m / 2,443 sq ft
- Garage 1 = 41 sq m / 441 sq ft
- Garage 2/Store = 27 sq m / 290 sq ft
- Outbuilding = 22 sq m / 236 sq ft
- Total Area = 317 sq m / 3,410 sq ft

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.



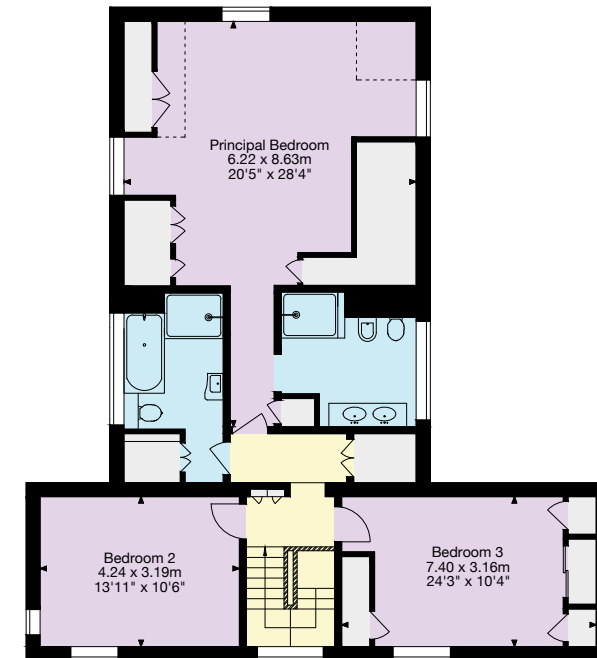
Garage 1

Outbuilding



Ground Floor

Garage 2 / Store



First Floor

Knight Frank Bristol
 1 The Mall
 Clifton
 BS8 4HR
knightfrank.co.uk

I would be delighted to tell you more
 Robin Engley
 0117 317 1996
robin.engley@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>. Particulars dated [June 2024]. Photographs and videos dated [June 2024].

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.