

North Road, Wookey, Wells



A charming period well-presented and extended cottage with detached annexe and orchard situated in the centre of the village.

Summary of accommodation

Ground floor Reception hall | Sitting room | Family/music room | Dining room | Breakfast kitchen with Aga and conservatory | Utility room | Cloakroom

First floor Principal bedroom with en suite dressing room and bath/shower room | Guest suite with en suite bathroom | 4 further bedrooms (one used as study) | 2 family bathrooms

Detached single story Annexe Hall | Sitting room | Kitchen with adjoining breakfast/dining room | Study/bedroom 2 | Conservatory | Bedroom | Shower room

Outside Long drive approach | Attractive landscaped gardens | Adjoining orchard
Detached double garage with adjoining Gym/studio with underfloor heating
Generous parking

In all about 1.74 acres

Distances

Wells 2 miles | Bristol 20 miles | Bath 20 miles | Castle Carey Rail Station (direct to London Paddington) 14 miles | Bristol Airport 16 miles | Glastonbury 8 miles | M5(J23) 20 miles
(All distances are approximate)









Situation and Amenities

Rose Cottage is situated in an attractive position in the centre of the village with its orchard backing onto grazing land, and is approached over a long drive lying to the west of the property. Wookey is surrounded by the beautiful countryside of the Mendip Hills and is in an area designated as 'Outstanding Natural Beauty'.

The village of Wookey, not to be confused with Wookey Hole, has a strong community. There are three public houses, a primary school, playing fields, 'Wookey Hub' cafe and farm shop, popular theatre group, part time Post Office and a Grade I listed church. Wells, the smallest city in England, has the iconic Wells Cathedral, an excellent range of interesting shops, boutiques and supermarkets including a Waitrose, cinema, leisure centre, restaurants, public houses, and doctor and dental practices.

Schools

There is an excellent choice of exceptional private schools in the area including Wells Cathedral, Millfield at Street, Downside at Stratton-on-the Fosse, and a number of schools in Bristol and Bath. Wells has the highly regarded Blue Secondary School.

Leisure

Sporting facilities in the area include golf at Wells, Maesbury Castle, Castle Cary and other local courses. Horse racing at Bath, Wincanton, and Salisbury. There are superb walks and riding over the Mendip Hills. Sailing and fishing on the Chew Valley Lake at Chew Stoke.

Rose Cottage

Rose Cottage is believed to date from the 16th century and was formerly two cottages. Over the years it was considerably and sympathetically extended. All original features were retained and the well-designed extensions complement the 16th century period. All principal rooms overlook the lovely gardens and orchard.

The present owner purchased the property in 2014. It is extremely well presented and the interior has a warm and friendly atmosphere. There are solid oak and travertine floors, white painted ceiling joists, and original beamed ceilings. The particularly attractive sitting room has a brick fireplace and chimney breast fitted with an open stone fireplace, and French windows open to the garden. There are wood panelled walls to picture rail height in the family/music room, and a stone fireplace in the dining room.



The excellent breakfast kitchen with Aga has bespoke hand painted wood units with solid oak surfaces, a central island, and the original stone inglenook fireplace. Integrated appliances include a double oven, dishwasher and hob. The kitchen is open plan with the conservatory which opens to the garden.

The first floor has an interesting split level landing. The principal bedroom suite is superb with a wood floor and vaulted ceiling. The dressing room is fitted with a walk-in wardrobe and a range of additional walnut wooden cupboards. The en suite bath/shower room has oak floor and walnut bathroom cabinetry and panelling. There is a further guest suite with a bathroom, four bedrooms, one of which is used as a study, and two additional family bathrooms.

The Annexe

The detached annexe lies to the north west of the house, is single storey, and has pretty elevations, with its own small paved garden. It is well maintained and is currently occupied by a member of the family. There are wood floors and vaulted ceilings, and the conservatory has a lovely view over the garden. The kitchen is fitted with a hob and oven with space for a washing machine and dishwasher. There are French doors opening to the garden, a separate sitting room and bedroom, and the study could easily provide a second bedroom.

Outside

Rose Cottage is approached to the west of the property through a gated entrance and over a long sweeping drive passing the annexe. It leads to a generous gravel parking area and continues to a detached double garage block with attached gym/studio. In front, there is a large "cobbled" parking area. A secondary entrance, off North Road, with electrically operated timber gates, to the east of the property gives access to a single parking space.

The private gardens are a delight and are designed for colour and interest. There are shaped pathways and raised beds planted with a variety of interesting flowering shrubs. A most attractive imaginatively designed enclosed courtyard garden outside the kitchen conservatory is ideal for entertaining. There is a lawn with a daffodil bank, and climbing shrubs include Wisteria, Jasmine, and Honeysuckle. Colourful plants include Hellebore, Lavender, and Peonies. Trees include Oak, Walnut, Acer and a weeping Love tree.

Beyond the garden, to the north, is a mixed orchard with apple and pear.





Directions (Postcode BA5 1LA)

Having turned into North Road from Doctor's Hill, Rose Cottage is seen after a short drive, along on the right-hand side.

Property information

Services: Main water, drainage and electricity connected. Oil fire central heating to Rose Cottage and The Annexe. Double glazed windows. Broadband provided by True Speed.

Local Authority: Mendip District Council

Council Tax Band: G

Tenure: Freehold

EPC: E

Guide Price: £1,750,000

Viewings

By appointment through sole selling agent Knight Frank.



LDS Ltd
Plan Preparation
Unit 15, Glenmore Business Park
Telford Road
Salisbury SP2 7GL



LDS
Land & Building Surveyors

Date: 02:04:24
Drawn By: BR
Scale: 1:1250 @ A4
Plan Ref: 18590_P1

Title
Rose Cottage

(e) planprep@lds-survey.co.uk

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Approximate Gross Internal Floor Area

Main House = 384 sq m / 4,133 sq ft

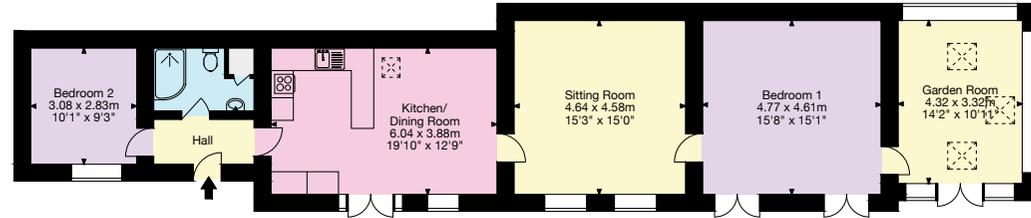
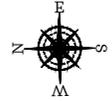
Annexe = 106 sq m / 1,140 sq ft

Gym/Garage = 53 sq m / 570 sq ft

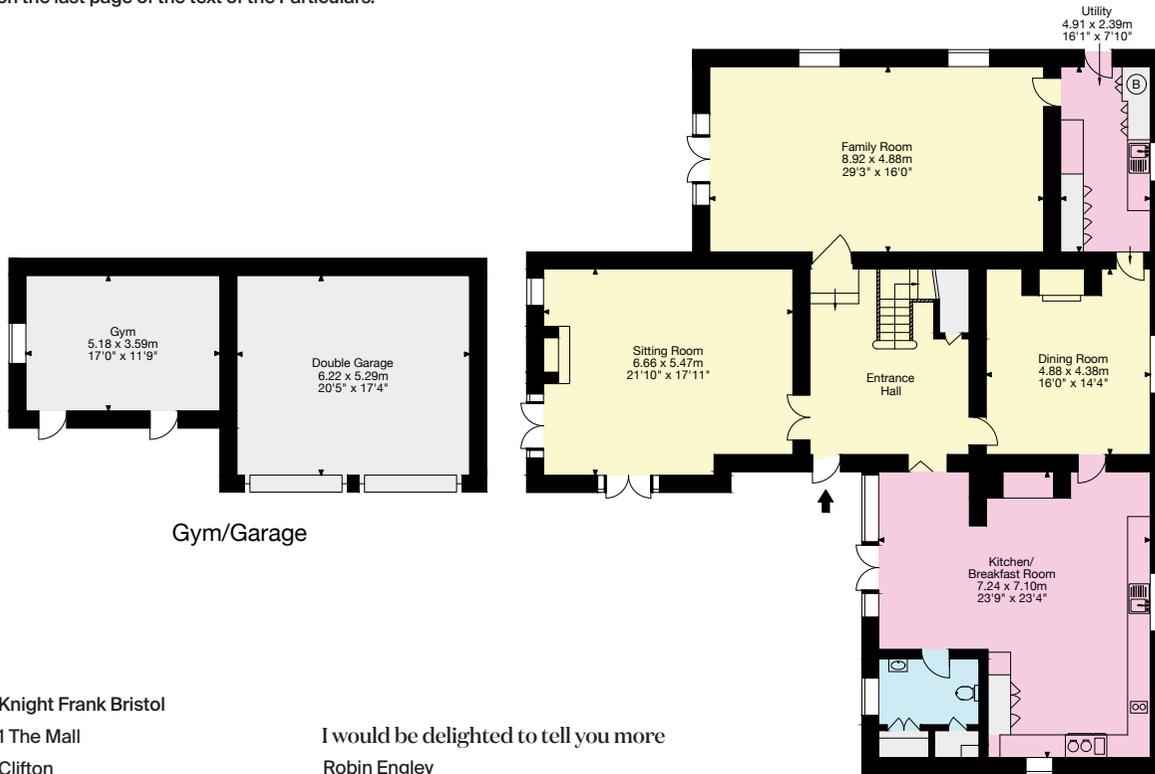
Total Area = 543 sq m / 5,843 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.

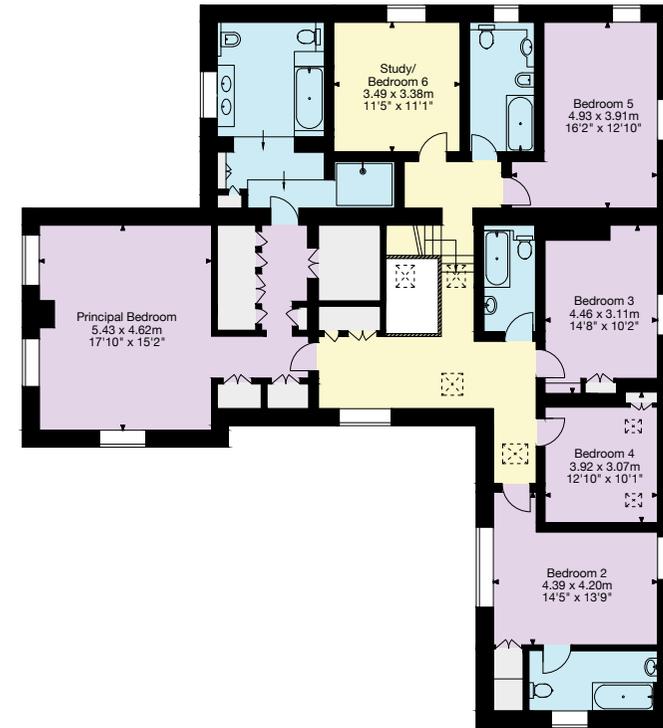
Attention is drawn to the important notice on the last page of the text of the Particulars.



Annexe



Ground Floor



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.

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