



DUNNETT COTTAGE
Compton Bishop, Somerset BS26 2HJ

DJ&P
DAVID JAMES & PARTNERS

RESIDENTIAL

DUNNETT COTTAGE, RACKLEY LANE, COMPTON BISHOP, SOMERSET

Bristol 20 miles Taunton 27 miles M5 (junction 21) 7 miles

A beautifully presented and superbly located detached period cottage, with south facing garden and land with views over the Loxton Yeo Valley and towards the Quantocks and Exmoor

Reception hall • Drawing room • Dining room • Kitchen and Living room • Pantry, Boot/Utility room and cloakroom • Principal bedroom with en suite shower room
3 further bedrooms • second en suite and family bathroom • Second hall, Study, second staircase • Detached Studio • Annexe • Stables • Sun room • Greenhouse
Gated drive with turning circle • South facing gardens, orchard and paddock • Loxton Yeo River frontage • In all 1.61 acres

Dunnett Cottage is a detached period house located in a no through lane on the outskirts of Compton Bishop. It occupies a south facing location with superb country views in all directions. Together with the family accommodation is an annexe/guest suite, studio, stables and 1.61 acres of garden and grounds.

The combination of traditional period charm and contemporary fittings where appropriate, make for a very comfortable spacious house, perfect for family living. It is beautifully and tastefully presented with accommodation located over two floors. The period core of the house is enhanced with a green oak extension to the kitchen and a modern annexe extension to one end. In addition to the main accommodation is a detached studio, a garden room and stable block.

Rackley Lane is a no through lane on the western side of Compton Bishop – a nicely located village on the southern lea of the Mendip Hills, making for a sheltered sunny spot just under Crook Peak and Wavering Down (National Trust). Compton Bishop is a rural village 1.5 miles from the A38, making it ideal for the commuter. The nearest junction on the M5 is 7 miles. The medieval town of Axbridge is 2.5 miles where good facilities will be found. At Weston Super Mare (8 miles) there is a mainline railway station and plenty of supermarkets and business /retail outlets.



The accommodation is laid over two floors and is beautifully presented, although Dunnett Cottage has been virtually rebuilt in recent years the period features have been retained. Floor to ceiling sash windows with working shutters, panelling and window seats, a mix of panelled and latch doors, original joinery, some exposed beams and large inglenook style fireplaces. However, the bespoke kitchen and bathrooms have contemporary fittings with white suites and mains showers.

The heating is served by two central heating units for each end of the house, there is zonal underfloor heating to the ground floor and radiators to the first floor. Water softener throughout and fresh water filter in the boot/utility room.

An oil fired Aga in the kitchen is used for cooking only and has a supplementary electric Aga to one side with conventional ovens and hob for summer use – offering 4 ovens in all.



The accommodation flows from the central hall to the principal reception rooms. There is a stable door from the side courtyard into the boot/utility room; French doors to the terrace from the kitchen, second front porch and hall to the annex and French doors from the study to outside. The annex is a modern extension which has been blended in stone to match the cottage. At present it is used as a hall and large study with staircase to the first floor where there is a superb double bedroom and high specification en suite bathroom with lovely dual aspect views.





The main front entrance has a porch front and period door into the hall with oak staircase to one side leading to the first floor. The hall is a good size. The principal reception rooms lead from this hall.

An original oak framed door leads into the drawing room.



The spacious drawing room is a charming dual aspect room with large picture window with oak sill overlooking the garden, and a wide inglenook fireplace with beam over housing a wood burning stove.



The dining room on the other side of the hall has dual aspect via two large floor to ceiling sash windows with working shutters and panelling, and a wide inglenook fireplace with beam over (not functioning at present) perfect for a wood burning stove.

A door from the dining room leads into the kitchen/living/family space. The kitchen has been extended by a green oak addition, and is fitted with bespoke kitchen furniture to one end with 'Farrow & Ball' painted units and oak work surfaces over.



The green Aga is situated in the fireplace alcove. There is ample room for a large table and sofas. The floor is Italian limestone style tiling with underfloor heating and the large windows in green oak frames overlook the garden and view beyond. To the rear of the kitchen is a walk in pantry, fitted with dresser and stone slab and with plenty of space for fridge and freezers etc. To the other side and rear of the kitchen is a stable door leading into the boot/utility room which is fitted with quality units with work surfaces and plumbing for laundry and door into the cloakroom and boiler/drying room.



The staircase in the main hall rises to the main first floor landing with windows to the rear and Norfolk latch ledge and brace doors to each of the bedrooms and bathroom.

The principal bedroom suite is a superb dual aspect large room with 2 windows with southerly views and a door into the high specification en suite shower room. The shower room is well fitted with white suite of double shower cubicle with mains shower over.



There are three further double rooms, one of which has a study/nursery area. There is a large family bathroom with bath and double shower cubicle, all of good quality and to a high specification.



A truly super property offering space, seclusion and stunning accommodation!



Dunnett Cottage is approached from the no through lane via a gated entrance onto a turning circle drive with plenty of parking. Beside the house and the drive is a courtyard area which leads to the:

STUDIO a superb additional space, insulated and with light and 3 phase electric with independent electric heating, at present used as an artists' studio, but could lend itself to a variety of uses.



From the courtyard a Stable door leads into the Boot/Utility room



The gardens lie to the south and west of the house with superb views over the Loxton Yeo Valley and beyond to the Quantocks and eventually Exmoor. It is a large plot amounting to 1.61 acres and divided into garden, orchard and paddock. It gently slopes down to the rear boundary, which is the Loxton Yeo River.



There is an extensive flagged terrace along the house elevation, with plenty of space for 'al fresco' dining and entertaining. The gardens are laid to lawn with herbaceous and shrub borders and interspersed with trees – and a specimen Copper Beech to the front.



The drive on one side leads away to the lower half of the garden where there is a gate leading into the STABLE YARD, which comprises: Three stables and foaling box with 3 phase electric and water. The other side of the yard there is a SUN ROOM/GREENHOUSE - perfect potting area.



The land leads away from the stables with orchard to one side and paddock to the west, which also has access from the upper part of the garden lawn.

LOCAL AUTHORITY Somerset: Sedgemoor

EPC RATING – F

REFERENCE 25451/04/10/17

VIEWING

Strictly by appointment with the Agents:
David James & Partners Ltd. Tel: 01934 864300

PLANS AND PARTICULARS

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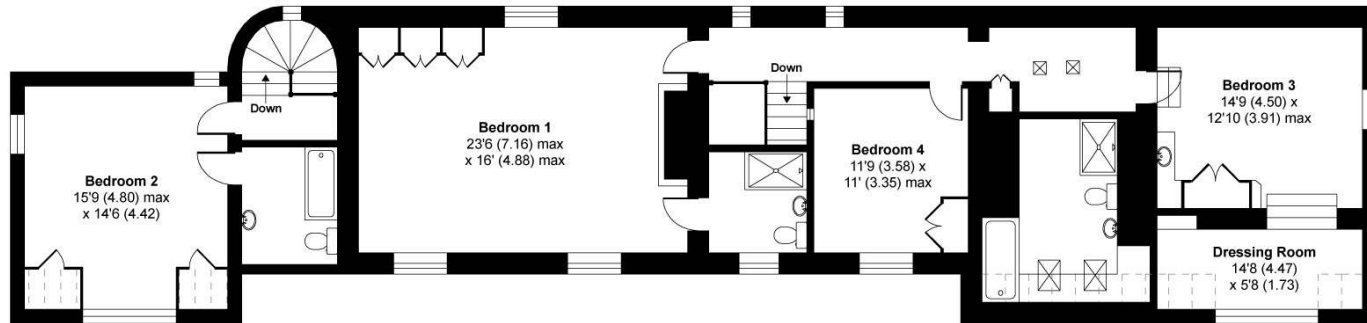
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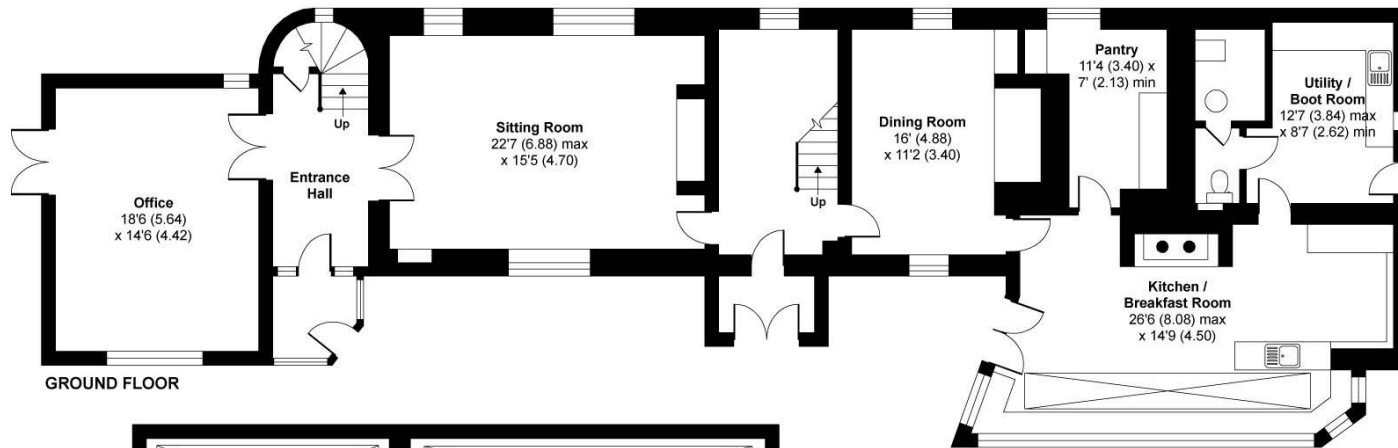


Dunnett Cottage, Rackley Lane, Compton Bishop, Axbridge, BS26 2HJ

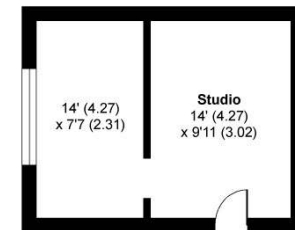
APPROX. GROSS INTERNAL FLOOR AREA 3565 SQ FT 331.1 SQ METRES (EXCLUDES OUTBUILDINGS)



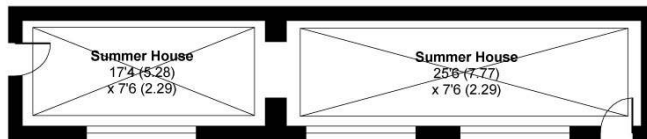
FIRST FLOOR



GROUND FLOOR



OUTBUILDING 2



OUTBUILDING 1

Denotes restricted head height

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