

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



LOWER GODNEY HOUSE, LOWER GODNEY, WELLS, SOMERSET, BA5 1RZ  
(Wells 5 miles, Wedmore 6 miles, Glastonbury 3 miles, Bristol 25 miles, Bath 24 miles, Castle Cary Station 16 miles.)







**LOWER GODNEY HOUSE**

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A handsome period house with generous accommodation, a cottage with secondary accommodation, outbuildings, gardens and a wonderfully quiet village setting between Wells, Wedmore and Glastonbury. Also a paddock is available separately.

The house includes a hall, 3 reception rooms, a farmhouse kitchen with an Aga, utility room, shower room, rear hall, 5 bedrooms and a large bathroom. The cottage is undergoing restoration to provide a sitting room, kitchen/dining room, 2 bedrooms and 2 bathrooms.

Outside there is plenty of parking space, useful stores and mature gardens of about half an acre bounded on the southern side by the Sheppey.

On the other side of the Sheppey (with lane access) is a paddock of about a third of an acre which is available by separate negotiation.

**Description**

Lower Godney House dates back to c1700, extended in Georgian times, again later and is now a wonderful, welcoming property with great appeal. It has been sympathetically improved with lime plastering, external re-rendering lime washed and many other repairs and restoration works carried out including flagstone floors re-laid on a damp proof membrane.

A gate between stone pillars opens from the (no through) lane to a large gravelled courtyard on the northern side of the house, flanked by the cottage and other outbuildings. Internally many period details have been retained including sash windows, working shutters and flagstones throughout the hall, 3 reception rooms and the kitchen. These are complemented by an aga in the kitchen, oil central heating and wood burning stoves. The first floor rooms all have painted floorboards.

The front door opens into a hall which has a staircase, an understairs cupboard, a half glazed butler's pantry and a door leading out to the south facing garden. The sitting room is to the right of the hall and has a fireplace with a range and a door to a small secondary staircase to the bedroom above.







The drawing room is on the southern side of the house overlooking the garden and has a window seat, shutters and a fireplace with a wood burning stove.

Across the hall is the kitchen and this has a wide archway into the dining room which also has an entrance from the hall. The dining room has a colour washed dresser, a separate shelved cupboard and a wood burning stove.

The kitchen/breakfast room has an Aga, painted cupboards with timber and marble slab work surfaces, a Belfast sink, tiled splashbacks, dishwasher, electric cooker, window seat, shutters and again overlooks the southerly garden.

Off the kitchen is a back hall with a small boiler room and a door to the garden. Off the hall are a shower room and a utility room.

The shower room has a slate floor, shower, wc and sink. The utility, or boot room has space and plumbing for a washing machine.

On the first floor there are 5 bedrooms, 3 of which have original fireplaces and one has a small staircase to the sitting room.

The bathroom has a bath, wc, hand basin, shower cubicle and airing cupboard.

### **The cottage**

This is on the northern side and faces south. It has been undergoing renovation and has great style and charm. The stone walls are mainly painted together with some timber cladding and the floors are mainly tiled or timber boarded.

Double french doors open into a sitting room which has a high vaulted ceiling with exposed beams, a massive inglenook fireplace and a gallery above. A wide archway opens into the kitchen & dining room. This has a range of fitted units with zinc worktops, a belfast sink and an integral oven and hob. There's also plenty of space for a table and chairs. Beyond this room is a bedroom with an en suite bathroom. A staircase rises to a first floor gallery bedroom with an en suite shower room.

### **Further development opportunities**

The house has a double attic- the north for storage and the south has the height to turn into further accommodation. A previous owner had designs for a full length oak and glass extension to the west elevation of the house giving one huge open plan living area.

On the eastern side of the house is a useful range of stores

The House has mature grounds of around half an acre and the gardens are mainly lawned with lots of shrubs, box and laurel hedging and quiet secluded corners. The gardens are bounded by the River Sheppey but on the far side is a small copse which can be available if required together with a small paddock.







*About the area*

*Wells is the smallest city in England (population about 11,000) lying in beautiful countryside between the Somerset Levels and the Mendip Hills – an Area of Outstanding Natural Beauty. Wells medieval centre has local markets twice a week, good restaurants, a thriving high street and many important ancient buildings, including the Cathedral and moated Bishops Palace and gardens. There are four major supermarkets on the edge of the city. Wells Leisure Centre has the usual facilities of gym and swimming pool to add to Wells Rugby Club, Tennis club, Bowling club and Golf course. Throughout the year Wells hosts festivals for Music, Literature, Art and Food, and has twinned links with Burgundy, the Rhineland and Northern Italy. There are many societies and clubs for those who would like to join a diverse social community.*

*The major towns of the area, Bristol, Bath, Taunton and Yeovil are all within commuting distance. There are excellent state & independent schools in the area which include several good primary schools, Wells Blue School, Strode College, Wells Cathedral School, Downside, All Hallows and Millfield.*

*Wells is a transport hub for bus services, including daily services to London. Main line trains run from Castle Cary and Bristol International Airport is 35 minutes drive away.*



**Godney**

The village of Godney (including Lower Godney) lies well away from busy roads in a quiet, rural area between Wells, Glastonbury and Wedmore. It has a very busy community centred on the village hall with many local activities. There is also an exceptionally good local pub and a popular Tea Rooms. Immediately available from the village are footpaths bridleways and droves which give access to the beautiful surrounding countryside. It is usual to see swans, herons, deer and other wildlife within or on the fringes of the village. It was previously listed as one of “Britain’s Best Wild Places”.

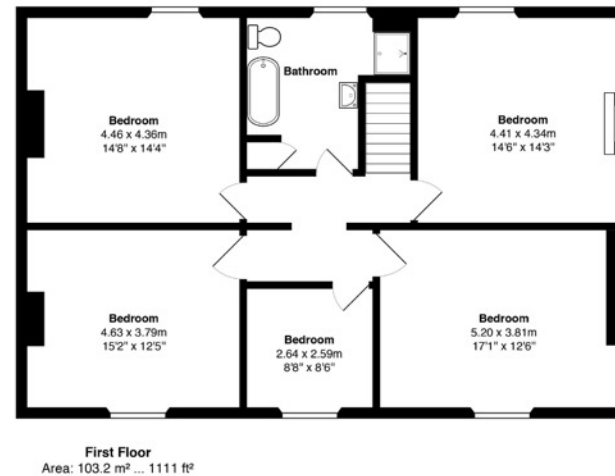
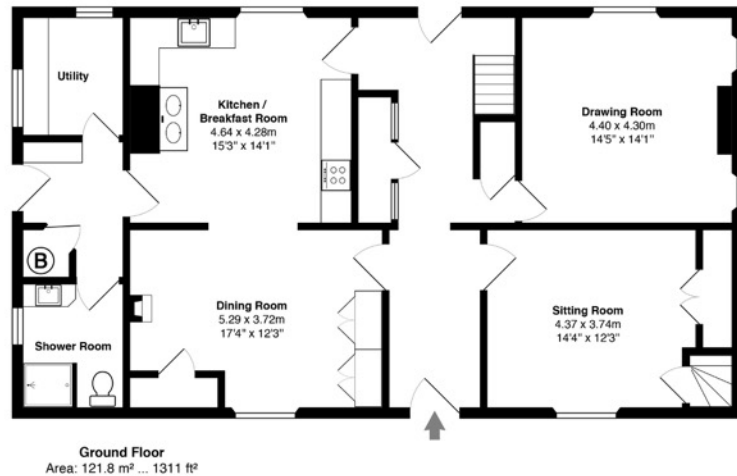
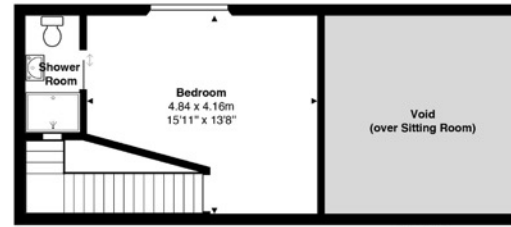
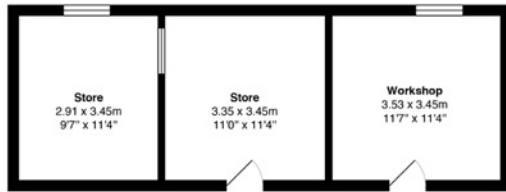
Over recent years Godney has attracted a very interesting and varied collection of residents in addition to the local village and farming community, all seeming to fit in well.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81 - 91)	<b>B</b>		
(69 - 80)	<b>C</b>		
(55 - 68)	<b>D</b>		
(39 - 54)	<b>E</b>		<b>46</b>
(21 - 38)	<b>F</b>	<b>31</b>	
(1 - 20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

# Lower Godney House, Lower Godney, Wells



Approximate gross internal floor area's  
Main Building - 225 m<sup>2</sup> / 2,422 ft<sup>2</sup>  
Annexe - 81 m<sup>2</sup> / 866 ft<sup>2</sup>



## Directions Post code BA5 1RZ

From Wells take the Glastonbury road southwards and in the village of Polsham turn right.

After a few hundred yards keep left at the fork.

Continue on this lane, over a bridge and at the crossroads continue straight across towards Godney.

Continue through the village and pass the pub.

A few hundred yards on the lane turns right.

At this point continue straight on and Lower Godney House is on the left hand side.

**IMPORTANT NOTICE** - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.



