

Rosemary Cottage Wick Lane West Hewish BS24 6RR

£750,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
2975.10 sq ft



BEDROOMS
4



RECEPTION ROOMS
4



BATHROOMS
3



WARMTH
uPVC double glazing and gas
fired underfloor central heating



PARKING
Off street and double
garage



OUTSIDE SPACE
Front and rear



EPC RATING
C



COUNCIL TAX BAND
F

Nestled within the peaceful rural village of West Hewish, surrounded by open countryside - Rosemary Cottage is a substantial and immaculately presented detached family home, built in 2011 with both practicality and sustainability at the forefront of the design. Finished to the highest standard throughout and offering almost 3000 sq ft of thoughtfully arranged accommodation, the property is as versatile as it is exceptionally well finished. The front opens into a welcoming hallway, leading to all principal rooms. The superb dual aspect sitting room enjoys a contemporary inset "hole in the wall" log-burning fire, creating a warm and stylish heart to the home. A stunning open plan kitchen dining room, fitted with an attractive range of cottage-style wall and base cabinets topped with oak worksurfaces, complete with an inset Belfast sink and integrated dishwasher. A separate utility room mirrors this design and offers additional workspace and cabinets with plumbing for washing machine. The kitchen flows seamlessly into a bright and versatile garden room, where bi-folding doors open directly onto the rear garden, bringing the outside in. This flexible space is ideal as a second reception, playroom, or formal dining area. The ground floor is completed by a useful study and cloakroom WC, ensuring the layout caters perfectly to the needs of modern family life. Upstairs, the property continues to impress, with four generously proportioned double bedrooms. The principal suite is particularly noteworthy, benefiting from a dressing room and a recently refitted en-suite shower room with a walk-in double shower, WC, and his-and-hers sinks. The second bedroom also enjoys en-suite facilities, while the remaining rooms are served by a stylish family bathroom. Throughout, the home is finished with care and quality, complemented by eco credentials including solar PV panels generating 'free' electricity, solar thermal water heating, and gas-fired underfloor heating across both floors.

The property stands in a generous plot with grounds that perfectly complement the accommodation. To the rear, a paved courtyard enjoys views across open fields, offering a private space to relax. To the side, a large lawned garden extends further, bounded by established hedging, and featuring a pond and a patio directly accessed from the garden room bi-folds. The ideal setting for summer entertaining or peaceful enjoyment of the surrounding countryside. Beyond the main house, a substantial double garage offers secure parking and storage enclosed by electrically controlled gates, as well as a WC for convenience. The garage connects to an impressive games room and bar, creating a superb space for entertaining, hobbies or use as a home gym or studio. This space enjoys its own access to further lawned gardens and enclosures to the rear, with a space currently utilised for keeping chickens but offering flexibility for a wide range of uses. To the front of the garage there are two driveways, one of which with electrically controlled gates, ensuring the property offers ample provision for vehicles for both the residence and their guests alongside its outbuildings and gardens. Together, these external features ensure Rosemary Cottage is a home that is not only practical for everyday living but also provides wonderful lifestyle opportunities for family life, work, and leisure.

Wick Lane is a peaceful rural setting in the village of West Hewish, a location that offers both tranquility and convenience. Surrounded by attractive farmland and open countryside, the area is ideal for those seeking a quieter lifestyle while remaining within easy reach of amenities. Local facilities can be found in neighbouring villages such as Congresbury and Banwell, while a wider choice of shops, schools and leisure opportunities are available in Weston-super-Mare and Clevedon. For families, the property sits within reach of well-regarded primary and secondary schools, including Churchill Academy and Sixth Form. Commuters will appreciate the excellent transport links, with swift access to the M5 motorway at Junction 21, and railway services available from Worle and Yatton stations, providing direct connections to Bristol, Bath, and London Paddington. Bristol Airport is also within easy reach for international travel. In addition to these practical benefits, the location is surrounded by areas of outstanding natural beauty, with the Mendip Hills close by and the coastline at Weston-super-Mare just a short drive away, offering endless opportunities for walking, cycling, and outdoor activities. The combination of rural charm, accessibility, and excellent amenities ensures Rosemary Cottage is an exceptional family home in a highly desirable setting.







Substantial modern home within the idyllic village of West Hewish



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



Up your street...

St Anne's Church Academy Primary School

Popular Garden Centre with Restaurant

Puxton Park family adventure park with
Restaurant and Farm Shop

Community Village Hall

Beautiful Rural Walks

Easy Access to Junction 21 M5 Motorway
Network



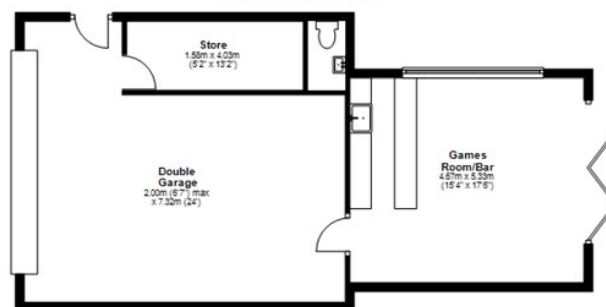
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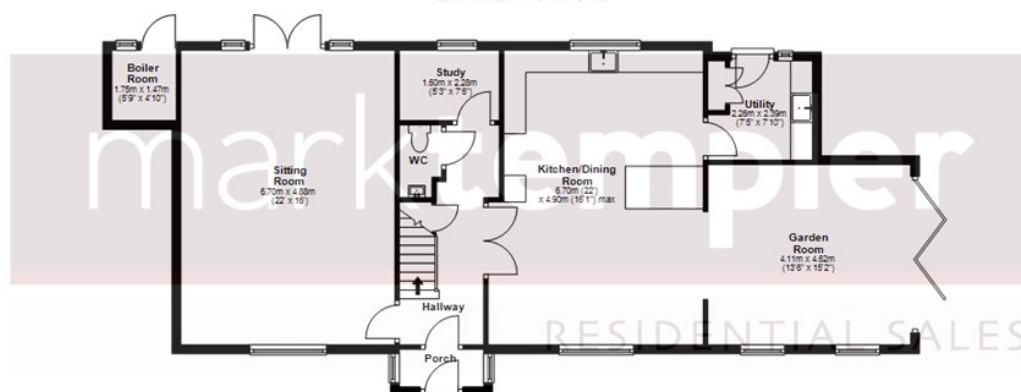
Outbuilding

Approx. 72.2 sq. metres (779.5 sq. feet)



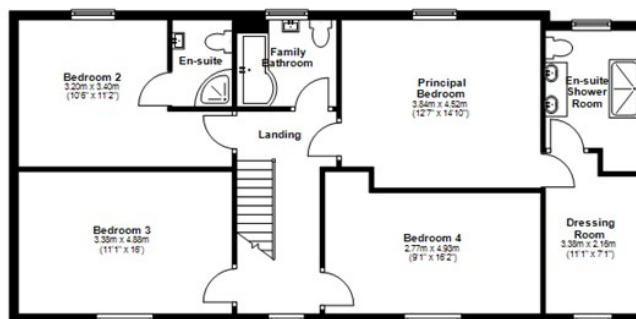
Ground Floor

Approx. 109.6 sq. metres (1179.3 sq. feet)



First Floor

Approx. 94.7 sq. metres (1019.0 sq. feet)



Total area: approx. 276.4 sq. metres (2975.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using Planup.