



The Wrangles, Green Ore, Wells, BA5 3ET

Guide Price £1,100,000

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Quote Reference NF0664 To View

The Wrangles, is a most impressive individual build from 2018, fused between old farm barns and new construction creating a sprawling home filled with modern technologies. Hidden away along a 1/4 mile track with a back drop onto open fields for those craving privacy. The main house provides four/five bedrooms with a sumptuous Primary suite, a glorious kitchen family room of over 10 metres, plus a vaulted living room with oak beams on display. There is a Garden Annex fully contained that could also be used as a work space. The garden surround bathed in sun light, parking in abundance around the residence as well as the twin carport.

Green ore is located Between the cities of Wells, Bath and Bristol this makes an ideal retreat to enjoy rural living yet in touch with the nearby amenities. To arrange your viewing Quote Reference NF0664 as this is a property you must see in person to enjoy it in full.





Entrance Hall

Wooden door with obscure window in the centre and to the sides, recessed spot lights, air circulation vent, heating control panel, consumer unit and ornate tiled flooring leading to oak flooring with under floor heating.

Kitchen/Dining/Family Room 10.15m x 6.2m (33'3" x 20'4")

Double glazed Bi-folding doors to the front and rear aspects with a double glazed atrium roof, recessed spot lights, air circulation vent, tiled flooring with underfloor heating. The room is sectioned up with furniture, the far end is a kitchen with a range of wall and base units plus an island with granite work surfaces, There is a Belfast style sink with a mixer tap over, space for a range style cooker with an extractor hood over, space for an American style Fridge Freezer, an integral dishwasher and wine cooler.

The middle section is lit with natural light making it an ideal area to position a dining table.

The other end is a Living area with a Stovax enclosed log burner, television aerial and the internal latch doors are finished in Oak.



Utility Room

6.27m x 2.45m (20'6" x 8'0")

Obscure double glazed door to the rear garden and a double glazed window to the side aspect, air circulation vent, wall and base



Shower Room

1.95m x 1.06m (6'4" x 3'5")

Tiled walls, air circulation vent, tiled flooring with under floor heating. There is a three piece suite comprising a shower cubicle with a mixer shower over, vanity unit with a wash hand basin and a low level WC.

Living Room

7.23m x 5.31m (23'8" x 17'5")

Double glazed Bi-folding doors with a vaulted window to the rear aspect, three double glazed skylight windows, vaulted ceiling with exposed Oak roof trusses and beams, fitted ceiling speakers, fire place with a stone hearth and free standing log burner with an exposed flu, television aerial, stairs leading to the first floor with an under stairs storage cupboard, wall mounted heating control and under floor heating.

Study

3.19m x 2.41m (10'5" x 7'10")



Hallway

Two double glazed skylight windows to the side aspect, smoke alarm, oak flooring with under floor heating.

Bedroom Four

3.88m x 3.35m (12'8" x 10'11")

Double glazed Bi-folding doors to the side aspect, air circulation vent, fitted four door Oak wardrobes, television and satellite socket, wall mounted heating control panel and under floor heating.

Bathroom

3.88m x 2.37m (12'8" x 7'9")

Obscure double glazed window to the side aspect, air circulation vent, recessed spot lights, partial wooden panel walls, chrome towel radiator, shaving socket, tiled floor with under floor heating. There is a four piece suite comprising a Bath with a shower attachment and granite surround, double shower cubicle



Bedroom Three

3.9m x 3.07m (12'9" x 10'0")

Double glazed Bi-folding doors to the side aspect, air circulation vent, four door Oak fitted wardrobes, television and satellite socket, wall mounted heating control panel, oak flooring with under floor heating.

Bedroom Two

4.9m x 4.4m to wardrobes(16'0" x 14'5")

Double glazed Bi-folding doors and window to the front aspect, recessed spot lights, fitted five door oak fitted wardrobes, satellite and television socket, wall mounted heating control panel and under floor heating

En-suite

3.89m x 1.6m (12'9" x 5'2")

Obscure double glazed window to the side aspect, air circulation vent, recessed spot lights and speakers, partially tiled and wooden panel walls, chrome towel radiator, tiled floor with





Landing

Vaulted ceiling with a oak framed Banister overlooking the living room and leads to the Primary Suite.

Dressing Room

4.24m x 2.3m (13'10" x 7'6")

Double glazed skylight to the side aspect, recessed spot lights, air circulation vent, radiator and fitted oak wardrobes to either sides.

En-suite Bathroom

4.7m x 3.19m (15'5" x 10'5")

Double glazed skylight to the side aspect, recessed spot lights, air circulation vent, radiator, wooden panel walls, television and satellite socket and tiled flooring. There is a three piece suite comprising of a free standing roll top bath with a shower attachment, vanity unit with granite and a wash hand basin, low level WC.



Primary Bedroom

7.81m x 3.21m (25'7" x 10'6")

Two double glazed skylight windows to the side aspect, recessed spot lights, two bedside lights, two radiators, television and satellite sockets.

Carport

6.76m x 5.69m (22'2" x 18'8")

Open front with with a rear access door, power, light with a concrete floor.

Log Store

4.79m x 3.29m (15'8" x 10'9")

Two doors to the side aspect, double glazed window, eaves storage space, power, light and a concrete floor.



Workshop

5.58m x 2.99m (18'3" x 9'9")

Door into, eave storage, power, light and a concrete floor.

Annexe Kitchen/Living Area

4.11m x 3.92m (13'5" x 12'10")

Double glazed window to the front and rear aspects, recessed spotlights, smoke alarm, base unit with wooden work surfaces, stainless steel sink unit with mixer tap over, heating control panel, radiator, television aerial and laminate flooring.

Annexe Bedroom

3.4m x 2.75m (11'1" x 9'0")

Double glazed window to the rear aspect, recessed spot lights, fitted wardrobes, airing cupboard housing the hot water tank and meters, radiator.

Shower Room

3.92m x 1.19m (12'10" x 3'10")

Obscure double glazed window to the side aspect, recessed spot lights, partially tiled walls, chrome towel radiator and tiled flooring. There is a three piece suite comprising a shower cubicle with a mixer shower over, vanity unit with wash hand basin and a low level WC.

Gardens

They are enclosed by a mixture of wooden fences, brick walls, agricultural fences, natural hedge and trees. To the front is a wooden five bar gate. The front garden is a lawn area with planted borders , juvenile trees with a central stone mounted.

To the side near the annexe is a lawned area with a vegetable garden with raised planter beds and a slate pathway leading to a rockery.

The rear garden measures 36 metres by 24 metres with a large patio area with steps leading onto the lawned area with a range of trees and shrubs. The Arbour joins the two areas to one side and a side garden with climbing fruit trees. There are several outside water taps, power supplies. To the far side is metal store clad in wood with power and light.

Parking

The property has ample parking laid to Tarmacadam, there is the central yard, then



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

