



Honeysuckle Cottage, Lower Vobster, Somerset

A charming detached Grade II listed four bedroom thatched cottage, with a pretty country garden.

Accommodation

The House Entrance hall | Sitting room | Dining room | Conservatory | Kitchen & utility room | Office/bedroom 4 – Principal bedroom suite | 2 Double bedrooms – Bathroom

Outside Gardens | Garage

In all approximately 0.19 of an acre

Distances

Mells 1.5 miles, Frome 5 miles, Bruton 12.5 miles, Wells 13 miles, Bath 13.5 miles

(All distances are approximate)

Location

The property lies within the hamlet of Lower Vobster which is close to the picturesque village of Mells which has a beautiful church, The Talbot public house, a great village store, school and other facilities. Nearby Frome provides a fantastic array of vintage shops, independent retailers, theatres, cafes and cobbled streets. Babington House, The Hauser & Wirth gallery in Bruton and The Newt in Somerset are all within easy reach. Communications in the area are good and there is an excellent selection of schools.

The Cottage

Believed to date back to the 17th century this characterful cottage has many beautiful period features including flagstone floors.

From the entrance hall is the dining room, sitting/breakfast room with beamed ceiling and inglenook fireplace, kitchen and laundry/utility room. There is also a cloakroom on this floor.

On the first floor there are four double bedrooms and a bathroom with roll-top bath and a large walk-in shower.



4



2



2



EPC
E



Outside

The property is approached through a five bar gate onto a private driveway where there is parking for a few vehicles, in addition to the double garage.

A gate leads to the garden which is bordered by a brook on the southern side, predominantly lawned with a gravel terrace to the rear. There is a large wooden summerhouse/studio/home office with power and light, in addition to a smaller summerhouse and an ornamental fishpond.

Directions (Postcode BA3 5RJ)

From Bath head south on the A367, passing Peasedown St John. Take the next left onto Braysdown Lane, and then bear left to continue onto Green Parlour Road. Turn left onto Frome Road/A362, and then turn right on to the B3139. After just over 1 mile turn left and continue onto Vobster Hill. You will find the cottage on your left hand side, just past The Vobster Inn.

What Three Words: ///lordship.dozen.hammocks

Property information

Services: Mains water and electricity. Private drainage (septic tank). Oil fired central heating.

Tenure: We are advised that the property is Freehold.

Local Authority: Mendip District Council - mendip.gov.uk

Council Tax: Band E

Guide Price: £650,000

Viewing: Strictly by prior appointment with the Knight Frank, LLP



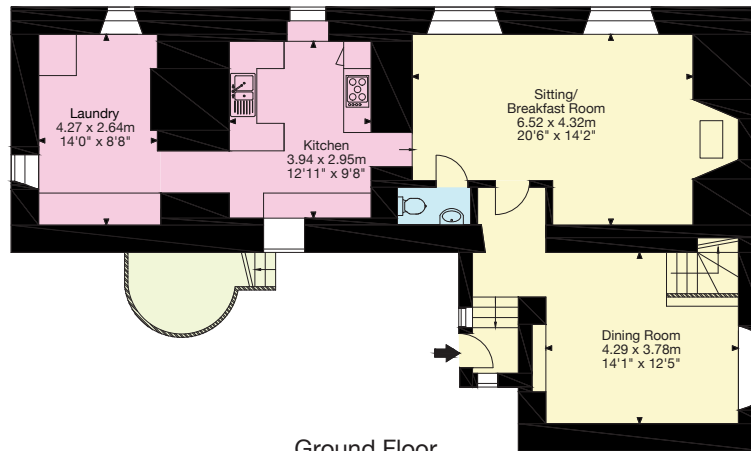
Main House = 178 sq m / 1,925 sq ft

Garage = 30 sq m / 324 sq ft

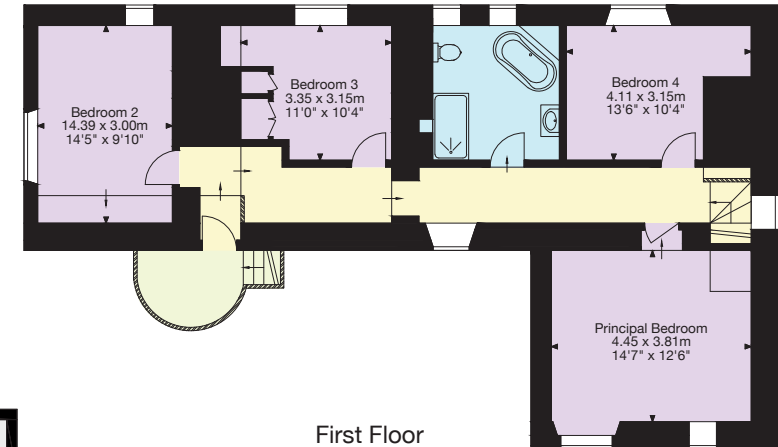
Outbuilding = 15 sq m / 166 sq ft

Total Area = 221 sq m / 2,415 sq ft

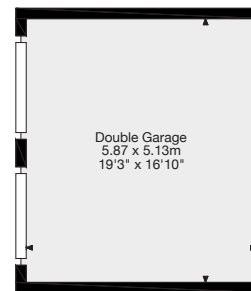
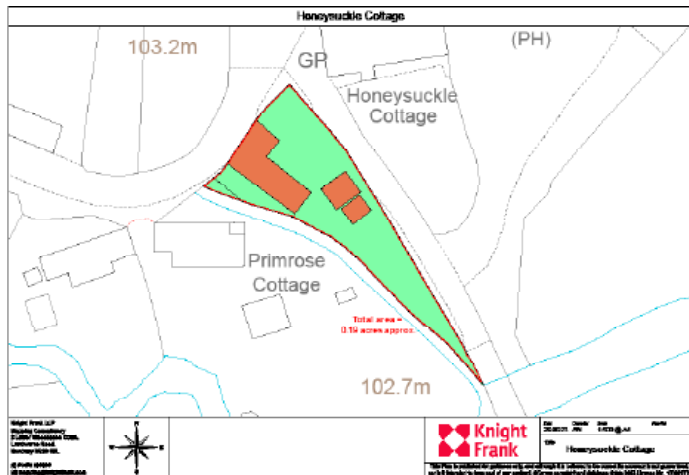
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



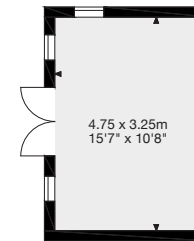
Ground Floor



First Floor



Garage



Outbuilding

Knight Frank Bath
4 Wood Street
Queen Square, Bath
BA1 2JQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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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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Particulars dated [July 2023]. Photographs and videos dated [July 2023].

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