



**PORTFOLIO**  
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Henley Lane, Wookey, BA5 1AW



# Henley Lane, Wookey, BA5 1AW

*Exceptional Riverside Home \*\*\* Former Working Paper Mill\*\*\* Recent & Impressive Contemporary High Vaulted Ceiling Addition \*\*\* Set in 2.5 acres of Extensive & Tranquil Gardens  
\*\*\* Versatile Accommodation including 5 Bedrooms, 2 En Suites \*\*\* Double Garage & Tree-Lined Driveway Approach.*



## Entrance Porch

The front approach brings you to the property with solid wooden door into the entrance porch. With double glazed windows to the side aspects, tiled floor, and wood panelled door with exposed stone lintel over leading through into:

## Entrance Hall

Bright, spacious, and welcoming entrance hall with turned balustrade staircase rising to the first-floor landing with built in storage under. Two double glazed deep sill windows to the front aspect allow in lots of natural light. Radiator. Tiled flooring. Wooden latch doors into:

## Kitchen Diner / Breakfast Room

\*\*\* It is worth noting that there is current planning permission granted for a double story entrance and conversion of the current kitchen and utility room into a self-contained one bed accommodation \*\*\*

Two double glazed windows to the rear aspect looking out to the rear gardens. Fitted with a range of wall and base units with work top over inset with one and a half bowl sink drainer with mixer tap over. Tiled splashback surrounds. At the far end of the kitchen, inset to chimney breast, is a two plate Aga stove with tiled splashback, wooden lintel over and storage unit to the side. Tiled



flooring. Latch door to:

## Utility Room

Spacious utility room with double glazed window to the front aspect looking down the driveway approach. Radiator. Fitted with a range of wall and base units with worktops over inset with stainless steel sink drainer, mixer tap over and tiled splashbacks. Space for fridge freezer. Space and plumbing for dishwasher / washing machine. Understairs storage alcove. Tiled flooring. Door to side opening into the double garage. Door to Cloakroom. Wooden door to the rear leading out into the gardens.

## Family Room Extension

This is an exceptional feature of the property and, as part of a large extension completed recently and currently being finished internally, which completely opens-up the home providing a very impressive open plan living space that will seamlessly open out the property into the grounds and gardens onto a large, decked terrace arranged over the river - a fantastic social hub for all the family and a great space for entertaining. Flooded with natural light via large windows to the front and side, this impressively expansive room features a double height vaulted ceiling and bi-folding doors leading out onto the decked terrace.



This is currently undergoing fittings that will include a stylish contemporary kitchen will be arranged around a free-standing island, a dining area providing ample space for a large family sized dining room table and chairs plus a spacious living area arranged around a feature log burning stove providing ample space for sofas & other furnishings. Bi-folding door will take you through onto the wooden decked terrace which will wrap around to the side of the property providing a perfect vantage over the river, enjoying views over the amazing gardens and providing a fantastic area for alfresco dining.

### **First Floor Landing**

The turned staircase rises to a half landing with double glazed window to the front aspect and further stairs in turn rising to the East and West wings of the property. The East wing landing has a further double glazed window to the front aspect and wood panelled latch doors leading into bedrooms 1&2 both with en suites. To the West wing, there is a galleried landing with double glazed window the front aspect and wooden latched doors lead into bedrooms 3,4 & 5 plus the family bathroom and there is access into the loft.

### **Main Bedroom**

A bright and spacious double bedroom with double glazed window to the rear aspect enjoying outstanding views over the south facing gardens. Radiator. Built in wardrobe. Wooden latch door into storage cupboard. Further wooden latch door leading into:

### **En Suite Bathroom**

Double glazed window to the rear aspect enjoying those views over the gardens. Fitted with a four-piece suite comprising free standing claw feet bathtub, a wash handstand, shower cubicle and low level wc. Chrome finish heated towel rail. Part tiled walls.

### **Bedroom Two**

Another excellent sized double bedroom with double







glazed window to the front aspect. Radiator. Built in wardrobes and door into:

### **En Suite**

With window to the rear aspect. Fitted with a suite comprising fully tiled shower enclosure, wash hand basin and low level wc. Heated towel rail.

### **Bedroom Three**

Full of natural light this is another double bedroom benefiting from outstanding views over the gardens having double glazed window to the rear aspect. Radiator. Large built-in wardrobe with glass fronted sliding doors. Radiator.

### **Bedroom Four**

Positioned to the front of the property the double-glazed window to the front aspect looks out over the river and is a good-sized double bedroom. Radiator.

### **Bedroom Five**

Currently used as a home office, the room is again full of light with double glazed window to the rear aspect. Radiator.



### **Family Bathroom**

A fantastic sized family bathroom with double glazed window to the rear aspect. Bright and contemporary, it is fitted with a four-piece white bathroom suite that comprises a good-sized walk-in shower with fitted glass screens and fully tiled adjacent walls, panelled bath, wash hand basin and low level wc. Part tiled walls and tiled flooring. Heated towel rail.

### **Driveway Approach**

The tree lined driveway leads you to the property which

has a widened parking and turning area to the front providing room to park several vehicles.

### **Double Garage**

Large wooden double doors open into the double garage which has power and light connected,

### **Gardens**

Outside, the encompassing grounds are nothing short of spectacular having been arranged into various areas including formal garden with vast lawns, vegetable and



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



welcome to

# Henley Lane, Wookey, BA5 1AW

This is a unique opportunity to purchase a stunning property in arguably one of the most idyllic of settings, peacefully located in Wookey at the confluence of the River Axe. Henley Mill is a former working paper mill occupying circa 2.5 acres of stunning private grounds backing onto open countryside on the border of the Mendip Hills, an Area of

Outstanding Natural Beauty.

Offers in excess of

**£1,300,000**

- Former Water Mill Home with Outstanding River Views
- Planning Permission in Place for Self-Contained Conversion
- Idyllic Setting - Set in 2.5 Acres of Landscaped Gardens
- Versatile Accommodation of 2109.73 sq ft

Tenure: Freehold

EPC Rating: F



To find out more information or to arrange a viewing call

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