



North Road, Wookey, BA5 1LA

*This characterful and versatile detached family home is quietly tucked away in a stunning position surrounded by the Mendip Hills just two miles from Wells. Acre of gardens and a wealth of opportunity having an existing 3 Bedroom Annexe ** Large Garage & Studio Space ** Heated Pool & Pool House.*



Dining Room

16' 10" x 10' 2"

full of character features including exposed beams, part exposed stone walls and, at the focal point of the room, a striking inglenook fireplace with exposed stone surround, wood burning stove and large exposed wooden mantle over.

Living Room

25' 6" x 14'

A large exposed stone surround large inglenook fireplace sits at the head of the room with attractive exposed wooden mantle over, a stunning flagstone hearth and inset with a double door wood burning stove with exposed flue. Large ceiling oak beam and complementing oak high skirting surround

Kitchen

21' 8" x 10' 5"

Cottage style kitchen with a Westerly aspect over the gravelled driveway that again allows the room to be full of natural light with two double glazed windows to the front aspect.



Ground Floor Bedroom

12' 10" x 10' 10"

A ground floor bedroom which is both airy and bright, including character features such as an attractive exposed stone wall and exposed beams. With two windows to the front aspect enjoying views over the gardens.

First Floor: Bedroom Two with En Suite Cloakroom

12' 10" x 14' 11"

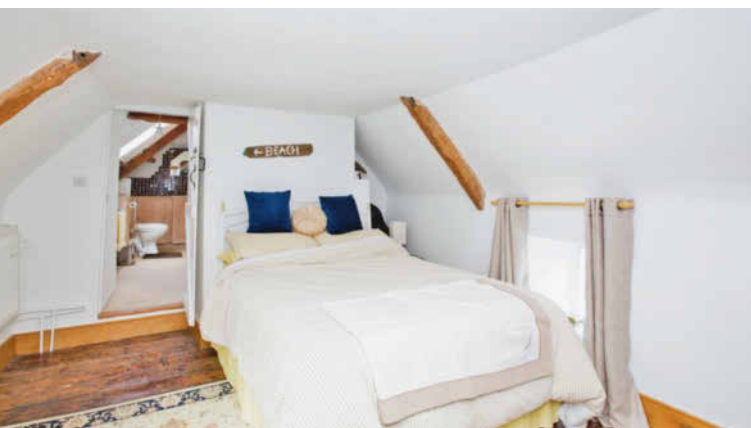
Generous double bedroom full of natural light having a dual aspect with low set double glazed windows to the front and rear aspects. Radiator. Fitted with a range of Oak wardrobes and cupboards. Part-vaulted ceiling. Exposed truss beams.

Bedroom Three with En Suite Bathroom

19'11" x 10'10"

Another excellent sized double bedroom with part vaulted ceiling and exposed truss beams. The floorboards have been lifted and re-laid on a new sub-floor so the room features stunning exposed oak floorboards throughout. Another dual aspect room full of natural light with two low-level windows to the side aspects and wood panelled built in storage cupboard.





Store / Garage

18'3" x 8'7"

Formally used as a garage, this versatile space has power and light connected, could be used as a workshop and is a fantastic storage space. With double wooden doors to the front aspect, a recently fitted boiler plus staircase rising to one of the annex bedrooms and mezzanine storage space.

Driveway Approach

Turning off North Road through a five-bar gate with pedestrian side gate, you are led onto the gravel drive of East Court Farm. An enclosed generous approach to the property offering comfortable parking for many vehicles, compassed by various raised stone flower and shrub borders and tree lined contributing to a high level of privacy.

Gardens

A picket fenced garden is positioned to the front of the property, which is also accessed via the living room French doors and extends to the side of the house - this garden is mainly laid to lawn with various shrub borders and housing an attractive working stone well. To the far end of the gravel driveway a gate provides access to a further



lawned garden, landscaped with a tiered pond and rockery which extends to the heated swimming pool with a pool house and secluded pool sun terrace. At the end of the garden is the fruit orchard with mature trees providing plums, apples, damsons and cherries, and a high stone wall enclosed vegetable garden with stone store outbuilding.



welcome to

East Court Farm, North Road, Wookey, BA5 1LA

Found in the village of Wookey nestled in the beautiful Mendip Hills in an 'Area of Outstanding Natural Beauty', this attractive country home showcases original features throughout and provides well-proportioned accommodation with the scope of versatile uses, including an existing and substantial annexe for secondary accommodation; ideal for letting out as an Air BnB / long term let or providing a convenient residence for an extended family member.

Guide Price

£979,950

- Main Residence with Well Appointed 3 Bed Annexe
- An Exceptional, Character Country Residence
- Acre of Beautiful Private Grounds
- Heated Swimming Pool with Pool House

EPC Rating: E

Council Tax Band: E

Tenure: Freehold



To find out more information or to arrange a viewing call

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