



Ebbor Hall, Kennel Batch, Wookey Hole, BA5 1AY

*A substantial and versatile detached family home quietly tucked away in a stunning position surrounded by National Trust land just two miles from Wells. Acre of gardens and a wealth of opportunity to create a fabulous family home ** Existing 3 Bedroom Annex ** Large Garage & Stone Outbuildings.*



Music Room / Reception

15'3 max x 13'2 max (4.01m max x 4.65m max)

Original sash window with attractive wooden shutters to the side aspect and double-glazed French doors to the side aspect open out into the walled rose garden. At the focal point of the room is a cast iron Victorian fireplace with slate hearth, marble surround and mantle. Also installed is a gas fire. The floor has been sprung and can accommodate a grand piano and the room features cornices, architraves, high skirting surrounds and fitted library shelving to the chimney recess and walls, all providing a subtle grandeur to this very traditional room. Radiators. Wood panelled door leading into:

Garden Room

16'8 max x 14'11 max (4.55m x 5.08m)

Providing an informal cosy space full of character, the sitting room is full of beautiful architectural features including rustic wooden ceiling beams, a stunning intact vintage parquet floor, picture rail surround and open fireplace with wooden surround, mantle, and slate hearth. The room opens out onto the Barbeque area and croquet lawn via external wooden French doors with leaded glazed panels, and a panelled wooden latch door leads into a rear lobby with flagstone floor, built in understairs cupboard, radiator, wooden latch door into



dining room and further wooden latch door to the rear garden.

Kitchen Dining Room

16'3 max x 14'11 max (4.55m max x 4.95m max)

Standing at the centre of the property is the classic traditional kitchen. A large open family space with a mid-19th-century fireplace at its focal point, a stunning Oak fireplace surround and mantle, set with a conventional Aga stove. A large sash window with working wooden shutters and window seat is positioned to the front aspect and there is generous space to place a large dining table at the heart of the room. Bespoke fitted

Oak based kitchen dresser. Radiator. Wood panelled door leading back into entrance hall. Further wood panelled door opens through into:

Lounge

24'7 x 13'7 (14m x 7.49m)

Double reception space consisting of lounge and dining room, divided by wood panelled door and a stone exposed double-sided Inglenook fireplace with exposed lintel over, central grate and stone hearth. The central chimney with copper hood is a fantastic feature of the room, adding warmth and atmosphere to the adjoining rooms.

Dining Room

19'3 x 15'1 (4.60m x 5.87m)

Full of rustic charm with exposed wooden beams, attractive flagstone flooring dating back to 15th century, picture rail surround and a fitted bespoke dresser positioned between two wooden latch doors. Leaded glazed panel window to the rear aspect with window seat under enjoying views over the gardens and there is ample space for a large dining room table and chairs to be placed by the exposed stone fireplace. Radiator.

First Floor

The first floor provides extensive accommodation with excellent sized bedrooms either serviced by two bathrooms and a cloakroom, or en suite:

Main Bedroom - 19'2 x 12'10 (3.91m x 5.84m)

Dressing Room

Bedroom Two (En Suite) - 21'2 x 14'3 (4.34m x 6.45m)

Bedroom Three - 13'5 x 11'4 (3.45m x 4.09m)

Bedroom Four - 17' x 14'11 (4.55m x 5.18m)

Annexe

Ebbor Hall also comes with a self-contained annex with garden and parking, providing useful ancillary accommodation to the main house for an independent relative or rental purposes. Forming part of the property, the annex provides huge potential as a substantial self-contained home, accessed via a separate external entrance, or can be incorporated as additional family accommodation interconnecting within the property.

Entrance Hall

Kitchen - 12' x 10'10 (3.30m x 3.78m)

Living Room - 15'11 x 14'7 (4.45m x 4.85m)

Bedroom One - 15'11 x 10'9 (3.28m x 4.85m)

Bedroom Two - 12'7 x 8'9 max (2.67m max x 3.84m)

Bedroom Three - 12'6 x 8'1 (2.46m x 3.81m)

Bathroom





Gardens

The property is set in a wonderful edge of village location, a perfect vantage to enjoy views over the neighbouring countryside whilst providing a high level of privacy and the well-stocked gardens are a true feature of the property, arranged with extensive lawns incorporating an array of young and mature trees, including ancient cider apple trees, plum, eating apple and walnut. A stoned walled rose garden is positioned to the side of the property abutting the music room, where a further two newly planted Golden Delicious apple trees are found, with mature vines set against the south facing wall. Further, there is a back low-walled garden, crochet lawn and pond with running water provided from a natural spring positioned on the hill behind the property, also available on tap, a forest area and low walled established vegetable garden that provides a variety of fruits and vegetables including blackberry, gooseberry, raspberry bushes, and rhubarb plants, whilst housing a working well and nursery area with poly tunnel. A glass covered paved terrace patio is located as you set out of the back door, perfect for entertaining and ideal for summer evenings, enjoying attractive views over the gardens and encompassed by character stone outbuildings and wood store, with Roman tiled roof, water tap, and electricity



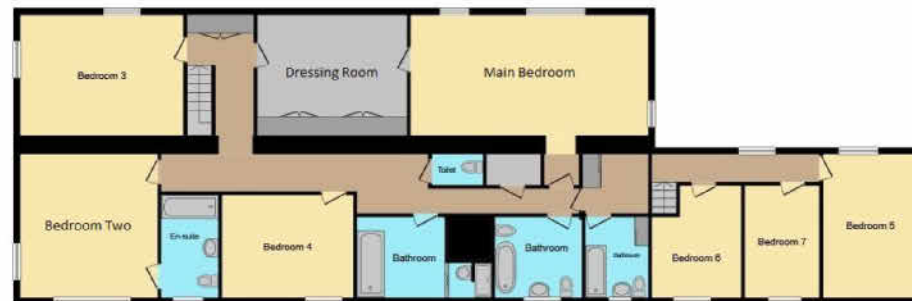
fitted, ideal for garden storage or workshop / studio space. From the garden you can walk out into open fields, where public foot path leads to the top of Ebbor Gorge where stunning views across Somerset to Glastonbury Tor, Bream Down and Hinkley Point can be enjoyed.

Double Garage & Driveway Approach

Double car garage with electric up and over door, power, plumbing (hot and cold) and light connected and a rear service door into the property.



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

welcome to

Ebbor Hall, Kennel Batch, Wookey Hole, BA5 1AY

Found on the edge of the village of Wookey Hole, nestled on the slopes of the beautiful Mendip Hills in an 'Area of Outstanding Natural Beauty', this substantial rural home offers so much more than meets the eye! An attractive and historic 7-bedroom country home dating back to the 1400's, Ebbor Hall showcases original features throughout and flexible well-proportioned accommodation that provides a scope of versatile uses. A fine family residence in a beautiful rural and private setting, with existing annex with its own garden and parking, providing secondary accommodation ideal for letting out as an Air BnB / long term let or accommodation for a family member.

The reception rooms are interchangeable with formal and family casual options, full of natural light and with stunning focal point feature fireplaces at the heart of them all. The traditional kitchen/breakfast room provides a great hub for all the family with useful utility room and walk-in pantry at one end, whilst upstairs there are impressive bedrooms with en-suite, dressing room, and a choice of bathrooms. Outside the gardens occupying approximately an acre plot, enjoying attractive outlooks over the surrounding countryside, and arranged with an orchard area, vegetable garden, walled rose garden, crochet lawn, pond with running spring water and avenues of trees leading to a generous driveway approach to the property, plus double garage.

Price

£1,200,000

- An Exceptional, Unlisted Character Country Home
- With Attached Three Bedroom Annex
- 4 Bedrooms to Main Residence & 3 Receptions
- Acre of Private Gardens ** Fantastic Rural Outlooks

Tenure: Freehold

EPC Rating: E



To find out more information or to arrange a viewing call

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