

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



PREYBROOK FARM, WOOKEY, WELLS, BA5 1LE



**PREYBROOK FARM
WOOKEY, WELLS, BA5 1LE**

A charming, Grade II listed Georgian house in a peaceful setting in the small village of Wookey just outside the Cathedral City of Wells.

The house has style, character and generous accommodation including a hall, cloakroom, 3 reception rooms, a large kitchen, sunny garden room, study plus very useful other rooms including a utility/laundry, boot room and a pantry/store. On the first floor are 3 bedrooms and a bathroom and on the second floor are 2 further bedrooms and a bathroom. In all 5 bedrooms and 2 bathrooms.

Also, within the grounds is comfortable detached cottage which includes a sitting room/kitchen, bedroom and shower room.

The delightful, mature gardens are well landscaped, have ample parking and other buildings including a double garage, workshop, store and greenhouse. In all towards half an acre.

Guide Price £1,100,000

Location

Wookey (not to be confused with Wookey Hole which is a different village a couple of miles away) is a pretty village only a few minutes' drive to the centre of Wells. It has Saxon origins and was the site for the original Bishop's Palace.

Within the village are an original flour mill producing stoneground flour and homemade bread, a very popular cafe and shop, a goat farm producing handmade goats' cheese and other artisanal products, a medieval church, 2 pubs and a primary school. The village has an active and very friendly community and is surrounded by beautiful countryside, with walks through fields and along laneways to the two ancient fords which border the village.

Description

This 17th century house stands within mainly walled gardens bounded by the Mill Race from the River Axe. It has lots of great living space and retains many period features including flagstones, inglenook fireplaces, picture rails, original floorboards, beams





Description Continued.

The central entrance hall has a gently rising staircase and is flanked on each side by the main reception rooms. – the sitting room and the dining room. Both are bright rooms having dual aspects and both having fireplaces. The sitting room has a large inglenook with a wood burning stove and to the side a doorway with stone steps into the snug.

The entrance hall leads to an inner hallway area and the “farmhouse” style kitchen. This is well fitted with units, a range cooker and a Belfast sink. Close by is the snug which again has an inglenook fireplace.

A door from the kitchen leads into the garden room which has roof lights, large windows and double French doors into the garden. This room also leads to the cloakroom (loo and basin) and the utility/laundry with units plus plumbing and space for a washing machine and dryer.

Returning to the sitting room a door leads into the study and through to a boot room and pantry store.

First floor

On this floor are 3 double bedrooms, all being light and airy having double aspects. One has a hand basin and another a wardrobe closet.

The large bathroom has both a bath and a shower area and a linen cupboard with a heater.

Second floor

A pine staircase (with a large store cupboard) leads to the second floor with This has two further bedrooms and a bathroom.

Gardens

The front garden is bounded by stonewalls and is lawned with lavender beds and well stocked shrub borders. On the far side of the house the garden room opens to a terrace and gardens bounded by the stream

A gravelled drive on the south side of the house leads into a courtyard with a turning circle around a central chestnut tree.

Beyond are lawns, shrubs and well-arranged soft fruit and vegetable beds.





The cottage

This has comfortable accommodation and includes a bedroom, shower room and a large living room with a vaulted ceiling. This includes a sitting area with a wood burner and a fitted kitchen area. Behind the cottage is the boiler room and a wood store.

The outbuildings

These include a garage with an electric roller door and space for two cars. To the side are two garden stores/workshops/potting sheds with a central greenhouse.

Other points

Freehold. Grade 11 listed. Council tax band G. EPC exempt.
Council tax Band G. Oil central heating

About the area

Wells is the smallest city in England (population about 11,000) lying in beautiful countryside between the Somerset Levels and the Mendip Hills – an Area of Outstanding Natural Beauty. Wells medieval centre has local markets twice a week, good restaurants, a thriving high street and many important ancient buildings, including the Cathedral and moated Bishops Palace and gardens. There are four major supermarkets on the edge of the city. Wells Leisure Centre has the usual facilities of gym and swimming pool to add to Wells Rugby Club, Tennis club, Bowling club and Golf course. Throughout the year Wells hosts festivals for Music, Literature, Art and Food, and has twinned links with Burgundy, the Rhineland and Northern Italy. There are many societies and clubs for those who would like to join a diverse social community.

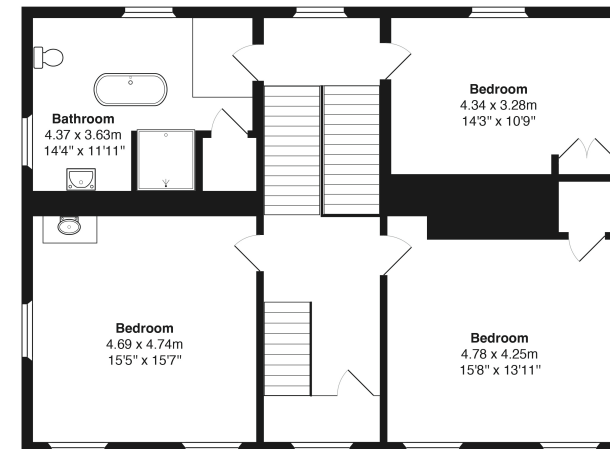
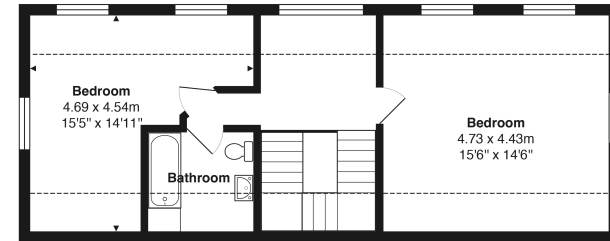
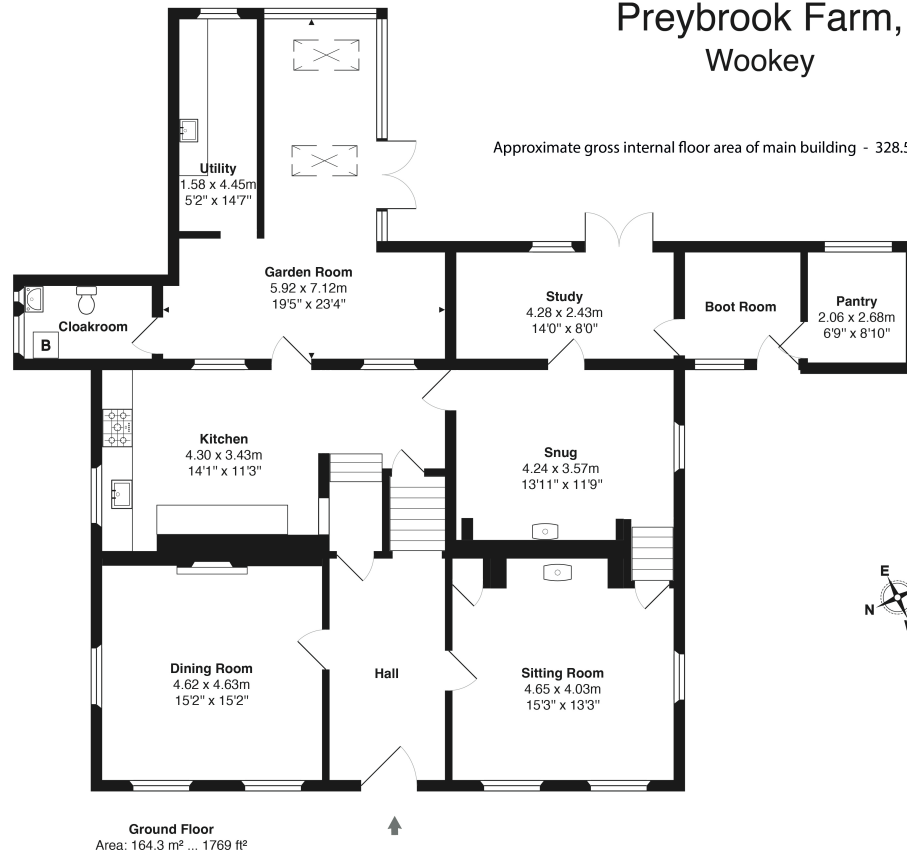
The major towns of the area, Bristol, Bath, Taunton and Yeovil are all within commuting distance. There are excellent state & independent schools in the area which include several good primary schools, Wells Blue School, Strode College, Wells Cathedral School, Downside, All Hallows and Millfield.

Wells is a transport hub for bus services, including daily services to London. Main line trains run from Castle Cary and Bristol International Airport is 35 minutes' drive away.



**Preybrook Farm,
Wookey**

Approximate gross internal floor area of main building - 328.5 m² / 3,536 ft²



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VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

