

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



RUSHLANDS HOUSE, KNOWLE LANE, WOOKEY, WELLS, BA5 1LB



**RUSHLANDS HOUSE,
KNOWLE LANE, WOKEY, WELLS, BA5 1LB**

Wells 1.4 miles, Glastonbury 6 miles, Castle Cary Stn. 15 miles, Wedmore 6.4 miles, Bristol 22.

A generous family house in a quiet, peaceful setting on the edge of this popular village just over a mile or so from Wells.

The accommodation includes a hall, a 30ft. sitting room, conservatory, dining room, kitchen/breakfast room, utility, shower room and on the first floor – 5 bedrooms, bathroom and an en suite shower room.

Outside there is plenty of parking space, a large garage and an easily managed garden of about half an acre.

Price Guide £785,000

In addition, an adjoining paddock of about one and a half acres which is available by negotiation

Location

Wokey (not to be confused with Wokey 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. 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, 3 pubs, a part-time post office and a primary school. In addition, it has a friendly, welcoming and active community.

A pavement leads to Wells, which is within walking distance.

Footpaths

Close by are access points to miles of public footpaths which give access to a network of paths through the beautiful Somerset countryside.

Description

Rushlands is a handsome and substantial house standing in its own grounds in a peaceful setting. It has lots of living space and plenty of bedrooms and bathrooms. It also enjoys a fresh, light and airy environment.





The front door opens into a central hall. To the left the sitting room has a triple aspect, a marble fireplace with a wood burner and French doors to the conservatory. This is a very pleasant room with a tiled floor and French doors to a garden terrace.

On the opposite side of the hall is a dining room which has a stone fireplace, also with a wood burner.

The kitchen is approached directly from the sitting room and also by double doors from the hall. It has a tiled floor, a good range of fitted units, tiled splashbacks, a two-bowl sink unit and appliances including a dishwasher double oven integrated hob and extractor unit.

Of the kitchen is a tiled rear hall which has a garden door and a store cupboard. It serves the shower room and a utility room with a Belfast sink, cupboards, the boiler and a garden door. There's also space and plumbing for a washing machine.

First floor

The staircase from the hall rises to a landing with access to a part boarded loft.

The main bedroom is a good size and has several fitted wardrobes and cupboards and a partly tiled en suite shower room. There are 4 other bedrooms (3 having hand basins) and a family bathroom. This has a walk-in shower area and a free-standing bath.

Outside

A neat, paved drive leads into the property and to a large parking area. Standing back behind the house is a detached garage with a pitched tiled roof and scope for 2 cars plus workshop and storage areas. It has electric and a side door. Behind the garage is an oil tank and garden shed.

The house stands in around half an acre of gardens, mainly lawned with terraces, flower beds and a small pond. There's also a garden well.

The garden is arranged for ease of management and there's great scope for landscaping for keen gardeners.

Beyond the garden is a paddock of about one and a half acres available for additional purchase if required.

Other points

Freehold. Council Tax Band F. Mains water, electricity and private drainage. Oil central heating. Double glazed. EPC rating 49 Band E.





Directions

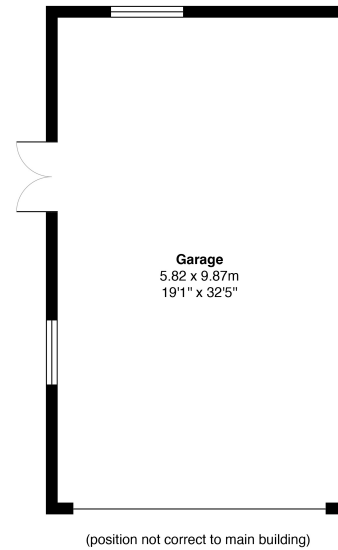
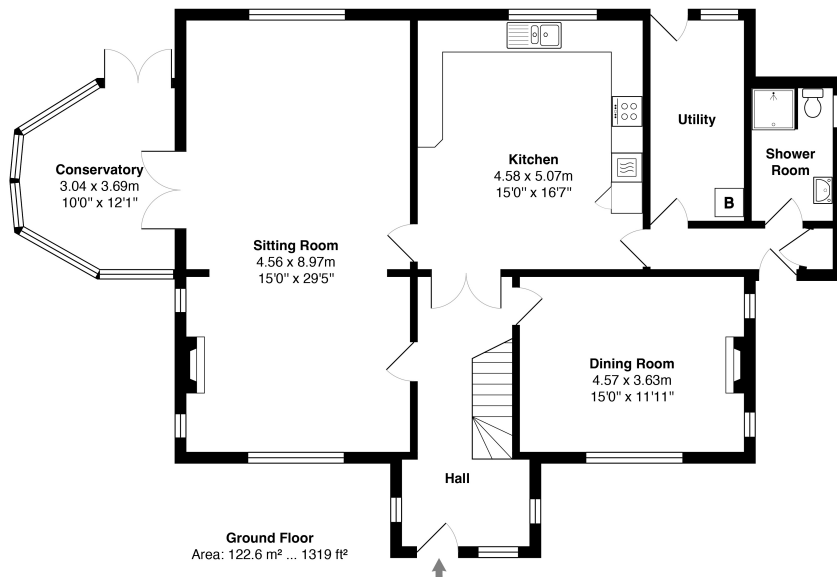
From our office proceed along Priory Road, straight on at the junction and at the roundabout turn right. Continue through the first traffic lights and at the next traffic lights turn left on to the Cheddar A371 road. Ignore the first left turn and a little further on take the left fork signposted Wedmore B3139. After a mile or so enter the village of Wookey through the 30 mph signs and turn right alongside the Burcott Inn on the right-hand side. Continue to a T junction. Turn left. Continue through the village, pass the Ring O'Bells is on the right-hand side. Continue and when the road bears left continue into Knowle Lane. Rushlands is the last but one house on the right-hand side.

The surrounding areas

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 a 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

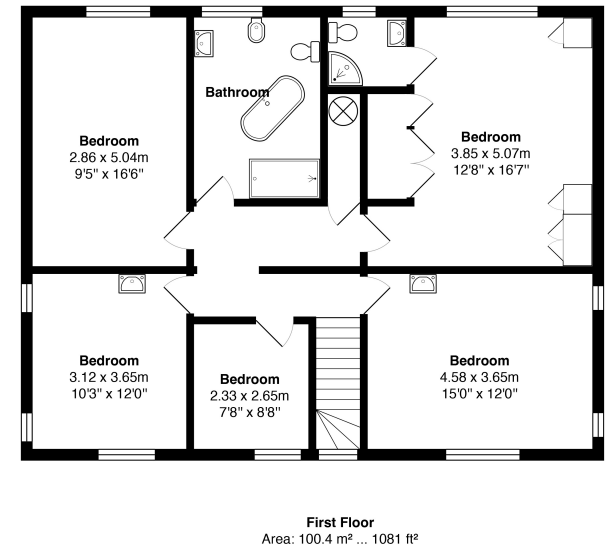
The major towns of the area, Bristol, Bath, Taunton, and Yeovil are all within commuting distance. Wells is a transport hub for bus services, including daily services to London. Mainline trains run from Castle Cary and Bristol International Airport is 35 minutes' drive away.





Rushlands House, Wookey

Approximate gross internal floor area of main building - 223 m² / 2,400 ft²



IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

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

