

LODESTONE



Wick Cottage





Wick Cottage, Coxley Wick

BA5 1QU

4 
Bedrooms

2 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Grade II listed detached cottage
- Three receptions
- Four double bedrooms
- Fabulous original features
- First time to market in 53 years
- Set in c.1 acre
- Cottage gardens
- Double garage with separate studio
- Semi rural location close to Wells
- No onward chain





Nestled in a quiet lane in Coxley Wick, this Grade II listed, well-proportioned and extremely pretty four bedroom cottage, dated at around 1850, is coming to the market for the first time in 53 years.

Lovingly and sympathetically renovated over the last 12 years to include re-wiring, re-plumbing and a new roof, Wick Cottage retains many truly fabulous original features throughout and also provides possibilities for flexible accommodation.

Ascending the flagstone steps to the original porch and front door, you arrive in the hall with the elegant staircase standing proudly before you. Beneath the pretty bannisters, panelling under the staircase conceals secret cupboards, one of which was originally the pantry. To the left is the main sitting room packed with original features including fabulous shutters, floorboards and an alcove cupboard, all warmed by a modern wood burner sitting in the original fireplace. This is the room to relax in, get cosy, read a book or enjoy a family movie night. Opposite, you enter the dining room, a well-proportioned room also full of wonderful original features including shutters, a window seat, a pretty alcove, an exposed brick and beam feature wall and another wood burner. A door from here leads into the kitchen with hand built wooden units, wood and granite worktops, an electric oven and integrated fridge. Lovely views of the garden accompany washing up duties through the pretty window above the sinks. A door from the kitchen leads into the playroom, situated in the oldest part of the house dating back around 300 years. This is a great room for children to play in close by, but equally one that could be used in many different ways. This large room has views







up into the garden behind the house, a porch with an outside door and a staircase up to the first floor leading to one of the double bedrooms above. Beyond the playroom is the utility room set up with washer, dryer, sink, fridge freezer, separate shower and loo. A door straight out into the garden means this useful and hardworking space can house dogs, coats, wellies and everything needed for country life without encroaching on the main living spaces.

Upstairs four large double bedrooms are served by the family bathroom. The double aspect master bedroom has views down the field and features a fantastic exposed A Frame and a large wardrobe with access to the generously sized loft. Two further doubles on this landing are both a good size and retain pretty features. The family bathroom has a tub, Mira shower, basin and loo, along with a fabulous airing cupboard. Beside the bathroom is space for a dressing area that would equally make a great home office area if needed. This leads into the large double bedroom with staircase leading back down to the playroom below, providing flexible options if needed.

Outside

To the front of the house a pathway leads to steps up to the main door from the lane, bordered with shrubs and lawn. A large garden lies to the rear with access from the house through the utility room door leading to a terrace where the original well for the house is still accessible and the woodshed is close at hand. Steps lead up to a summer house and the lawns beyond, mature planting, beds and two greenhouses, with wonderful views to the Mendip hills beyond in one direction and Glastonbury Tor in the other. Through a garden gate you come to the parking area beside the newly re-built garages. A very





useful insulated studio area has been incorporated into the garages providing an ideal place for a hobby or a workspace. The field stretches beyond to a gate on the boundary and is home to 3 apple trees, 2 pear trees and a plum tree. The total plot is around 1 acre.

N.B. There is a public footpath which is located on the southern edge of the field.

Situation

Coxley Wick is small rural hamlet just off the A39 and within a couple of miles of Wells. Surrounded by open countryside and a weave of little lanes with fields and footpaths galore. There is a playground and playing field within Mill Lane and Coxley village has several amenities including a village hall, primary school, church and restaurant and is on a bus route. The nearby Cathedral City of Wells offers all the usual attractions of a market town including banks, doctors' surgeries and dentists with supermarkets including Waitrose, Morrisons and Tesco, a cinema and a market every Wednesday and Saturday. The High Street is vibrant with a small selection of the usual chain stores plus a variety of independent shops, pubs and restaurants. At the very heart of the city is the medieval Cathedral, Bishops Palace and Vicars' Close (reputed to be the oldest surviving residential street in Europe). The Wells Festivals are increasing in popularity each year with the Literary Festival, the very well attended Food Festival and many regular Arts festivals. With both the Cathedral School and the Cathedral itself there are endless opportunities for musical concerts, plus there are regular shows and comedy nights in the Little Theatre. Golf Clubs can be found in Wells and on the Mendips. Sailing and fishing can be found on the Chew Valley and Blagdon Lakes. Bath and Bristol are within commuting distance and there is a main line



railway station with links to London (Paddington) in Castle Cary, about half an hour away, with trains to London in approximately 90 minutes. Street and Glastonbury are 15 and 10 minutes away. Bristol airport is an easy 40 minute drive.

Schools

There are excellent state and independent schools in Wells, including the extremely sought-after Wells Blue secondary school, plus Wells Cathedral School – prep and senior, Downside School, All Hallows Preparatory School and Millfield – prep and senior all within close proximity.

Services

Mains water, electricity and drainage. Night Storage Heaters – Economy 7

Local Authority - Somerset County Council

Council Tax: E EPC: N/A

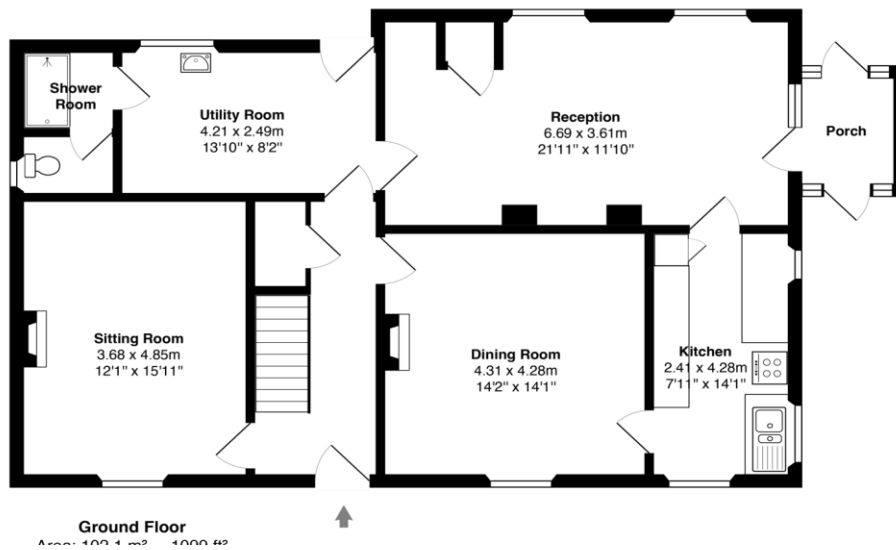
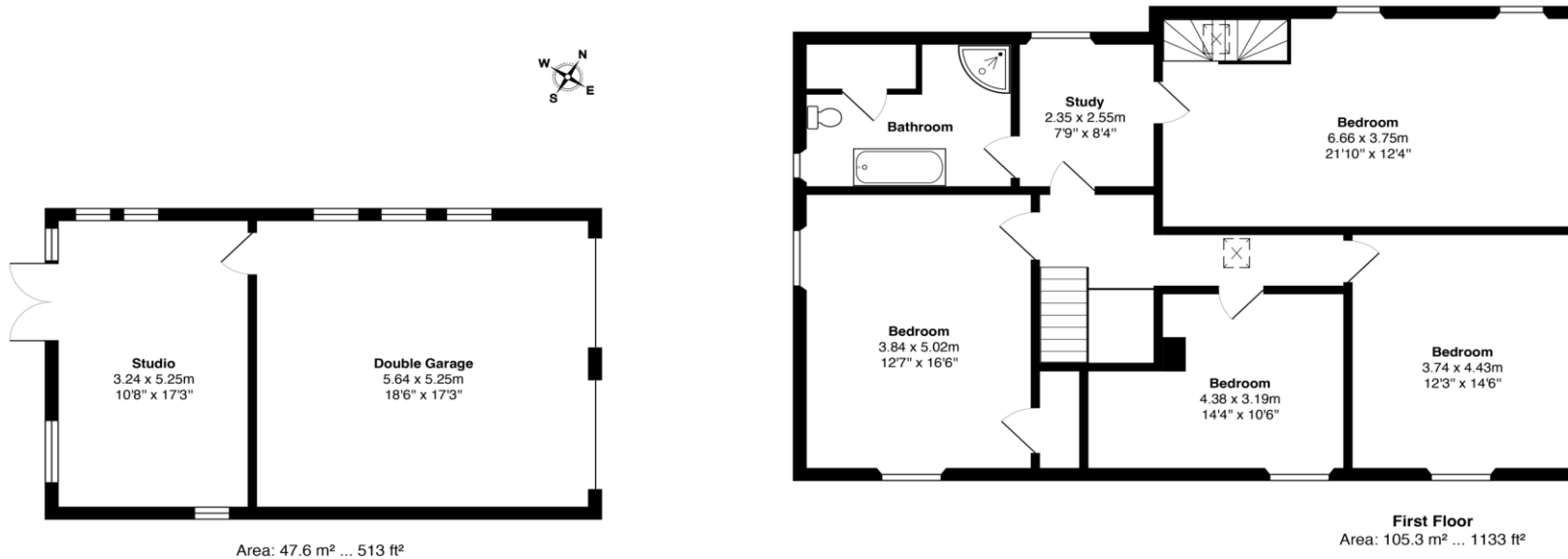
Directions

From the A39 heading to Glastonbury from Wells, Mill Lane is a small right hand turning immediately after Indian Riverside Fusion restaurant. Proceed up the lane past the playing fields on your left and Wick Cottage is the first house on your left on the sharp right-hand bend in the lane. Parking can be found in front of the garages just before reaching the main house.

What 3 Words: [fencing.enjoys.century](https://www.what3words.com/)

Viewing by appointment only





Wick Cottage, Coxley

Approximate gross internal floor area of main building - 207.4 m² / 2,232 ft²

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