

# LODESTONE

Where home happens

Wells Branch

01749 605088

[wells@lodestoneproperty.co.uk](mailto:wells@lodestoneproperty.co.uk)

[www.lodestoneproperty.co.uk](http://www.lodestoneproperty.co.uk)



## Garslade Cottage

Godney, Wells BA5 1RX

- Charming detached cottage
- Rural location close to Wells
- Dining kitchen
- 2 receptions (both with fireplaces)
- 3 double bedrooms
- Unique riverside location
- Beautiful countryside views
- Scope to extend (subject to p.p)
- Off road parking
- No onward chain





Sitting in the prettiest of situations beside the River Sheppey and approached over a small stone bridge with views of the Somerset countryside all around, Garslade Cottage offers two reception rooms, three double bedrooms, a private garden, and plenty of parking.

Formerly a cart shed dating back to Victorian times, the cottage was extended and rebuilt in 1984 and now forms a charming detached cottage full of character, with sizeable rooms and good natural light throughout. A picket garden gate leads through from the parking area to the garden and front door.

Entering through the stable door, a hallway with downstairs cloakroom leads into the charming farmhouse kitchen. White painted units at one end house a double electric oven, with space and plumbing for a dishwasher, washing machine, tumble dryer and fridge freezer, at the other end there is plenty of room for a dining table to host family and friends. Wonderful countryside views out of the window accompany the washing up duties in this house. An attractive arched doorway leads into the main reception room which is a truly large room and has good light from the double aspect windows, with a log burner at one end invoking thoughts of lazy evenings by the fire. A door leads through to the second sitting room, also a good size and once again double aspect and featuring a log burner.

Stairs lead up from the second sitting room, winding past an attractive blue lias stone exposed wall to the spacious landing above, flooded with natural light. Three generous double bedrooms, all with high ceilings, good natural light and exposed old beams are served by the family bathroom complete with bath and shower. A large airing cupboard and access to the large loft space above are also on the landing.

#### Outside

The south facing garden is totally private with views to Glastonbury Tor across the farmland beyond. A large patio outside the kitchen allows for outside dining and entertaining in the summer months, and the garden is largely laid to lawn, with mixed shrubs in the border. A garden gate leads to the parking area with plenty of room for several cars, and where a World War Two Pillbox is a reminder of the modern







history of this area. There is a right of way along the south side of the River Sheppey to allow for the Environment Agency to undertake river maintenance, with a gate in place to provide access.

#### Situation

Godney is situated between, Wells, Glastonbury and Wedmore. This very desirable village has a vibrant, creative community with a popular local pub, tea rooms, artisan bakery and many social activities take place based around the village hall. The ever popular Godney Gathering takes place annually. The Sheppey Inn is a destination pub due to its excellent menu and fun filled atmosphere. There are wonderful walks along bridleways and footpaths which deliver a plethora of wildlife including swans, deer and herons.

Wells is the smallest Cathedral city in England and offers all the usual amenities that you would expect including banks, doctors surgeries, dentists, a selection of primary schools and the excellent Blue School and Wells Cathedral School. The High Street is vibrant with a small selection of chain stores, plus a variety of independent shops, restaurants and pubs. There is a twice weekly market and a choice of supermarkets including Waitrose. At the very heart of the city is the stunning mediaeval Cathedral, Bishop's Palace with its superb garden and Vicars' Close (reputed to be the oldest surviving residential street in Europe). Wells is fast becoming the South West's go-to place for festivals with the annual food, literary, comedy and theatre events.

Glastonbury is a town steeped in history that goes back to the legends of King Arthur. There was a Celtic monastery here in 500AD, which during the next 1000 years evolved into one of England's wealthiest and most influential Abbeys. The ancient Abbey ruins and the famous Glastonbury Tor attract tourists to the town and as such is a thriving community and well served by shops, supermarkets, cafes and restaurants. Clarks Village in nearby Street offers a wealth of retail opportunities with more shopping





Both Bath (21 miles) and Bristol (22 miles) are within commuting distance and there is a main line railway station with links to London in Castle Cary 13 miles away and Highbridge (14 miles). Bristol airport is an easy 30-minute drive.

#### Schools

The property is within the catchment area of The Blue School in Wells and is also within easy reach of excellent private schools; Wells Cathedral School and Millfield, both offering prep and senior, whilst the neighbouring villages of Coxley, Mere and Wookey offer good primary schools.

Services – Mains water and electricity, oil fired boiler, septic tank.

Local Authority – Somerset Council

Council Tax – Band E

EPC – Rating E





Tenure – Freehold

Directions – BA5 1RX

From Wells take the A39 towards Glastonbury. A short distance the other side of Coxley take the right hand turning to Polsham and Godney. Follow the lane towards Godney and after passing Garslade Farm and campsite take the first left hand turn over a stone bridge into Godney Road. Garslade Cottage is the first house on the left hand side.

What 3 Words – treating.homes.rotations

Viewing by appointment only

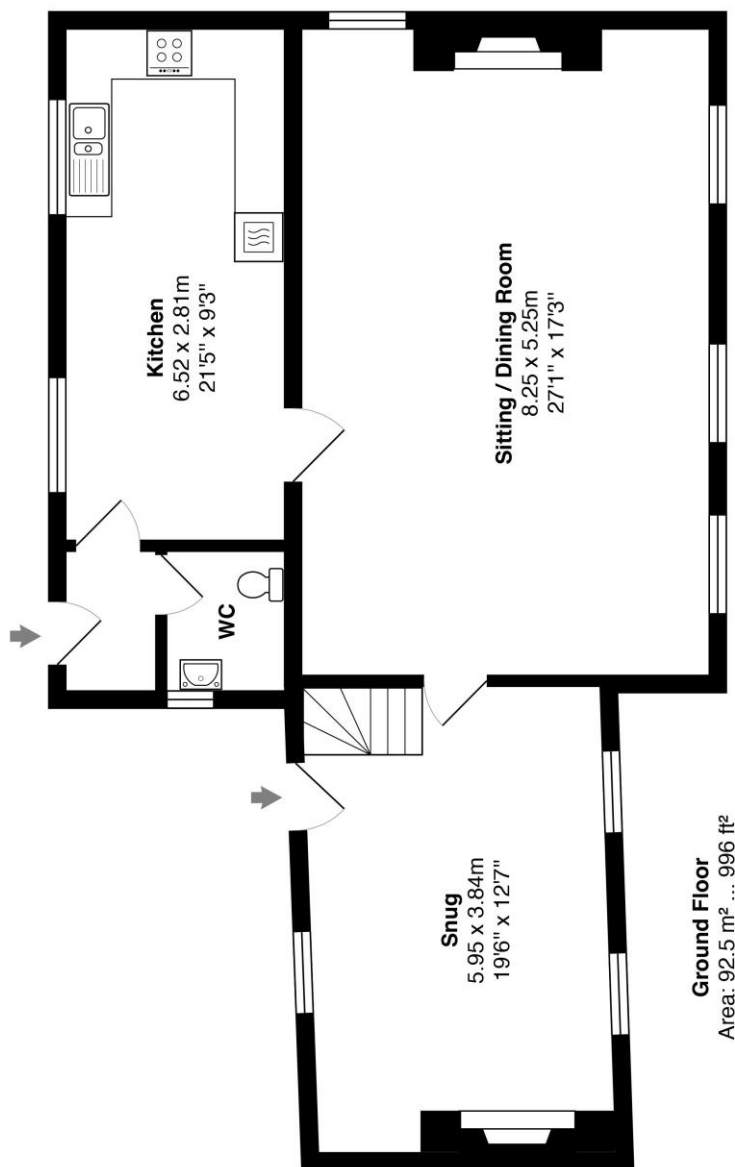
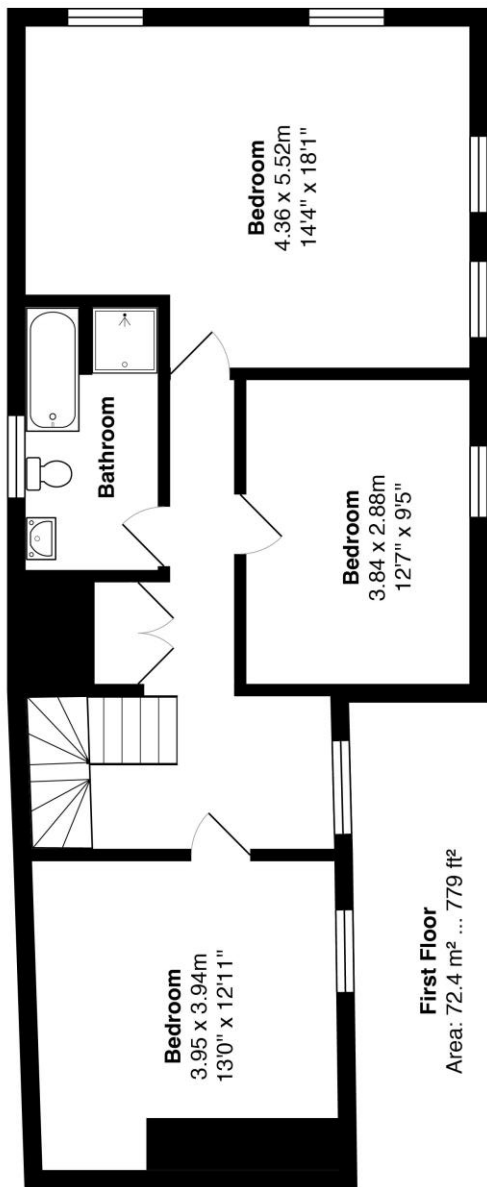
Every care has been taken with the preparation of these particulars, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Energy Performance Certificates are available on request.

PLEASE NOTE THAT LODESTONE HAS LOTS OF PROPERTIES WHICH ARE BEING DISCREETLY MARKETED ONLY ON OUR WEBSITE - <https://www.lodestoneproperty.co.uk/>

Lodestone Property | Estate Agents | Sales & Lettings | Wells & Bruton Somerset |Shaftesbury Dorset



# Garslade Cottage, Godney



Approximate gross internal floor area of  
main building - 164.9 m<sup>2</sup> / 1,775 ft<sup>2</sup>

Every care has been taken with the preparation of these details, in accordance with the **Consumer Protection from Unfair Trading Regulations 2008**, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.