

# LODESTONE



Wheelwrights, Croscombe





# Wheelwrights, Croscombe

BA5 3QQ

Guide Price £595,000

3   
Bedrooms

2   
Bathrooms

3   
Receptions

## PROPERTY FEATURES

- Grade II listed Character cottage with wonderful original features
- Three reception rooms
- Three double bedrooms
- Two staircases
- Popular village location
- Within striking distance of Wells
- Totally private large south facing garden
- Parking for several cars
- No onward chain







Wheelwrights presents a wonderful opportunity to acquire a unique Grade II listed attached cottage in the popular village of Croscombe with beautiful original features, three double bedrooms, generous room sizes and a large south facing garden. Set well back from the road, the pretty facade of the cottage is approached via a gravel drive which shares access with the neighbour and unfolds into parking for four cars.

Stepping in through the front door you arrive in a hallway full of fabulous original features. This is a house that continually surprises and impresses as you explore further, both inside and out. Good size rooms, solid wooden shutters, window seats and flagstone floors are highlights throughout. The entrance hall leads through to which was the original kitchen but is now a room offering scope for a multitude of uses from dining room, breakfast room, family room, to name a few. The first staircase leads up from here, and striking features including an original bread oven. Behind the smartly painted understairs cupboards is space for a tumble dryer and additional storage with a further custom-built Oak storage cupboard offering a variety of uses. Steps lead up to the newly installed kitchen with engineered Oak flooring and featuring a range of painted units in a Reed Green with Quartz worksurfaces, a large double bowl sink, Smeg electric range cooker with gas top, integrated dishwasher and washing machine, and space for an "american style" fridge/freezer. This room is full of natural light from wide French doors opening out to the terrace and windows framing a lovely view of the garden.

Heading to the right of the hall you begin to get an idea of the true size of the house. First you come to the second reception room, a cosy, part-panelled room with a log burner, flagstone floor, window seat and shutters. Many possible uses for this inviting space spring to mind but it is currently used as a playroom. Beyond, lies the impressive and very large main sitting room, truly a room to spend time in and for entertaining family and friends.





Originally the old barns, this room is flooded with natural light having a large set of double doors opening up into the garden beyond. There is a huge amount of space for comfortable sofa arrangements around the log burner and still plenty of space for entertaining large numbers when needed. A second staircase leads upstairs from here.

The house benefits from two staircases, one at each end of the house, leading up to three good size double bedrooms. The large master double bedroom sits in the middle of the house, with double bedrooms off the landings on either side. A marble tiled bathroom with tub on the main landing and a walk-in, fully tiled shower room on the other complete the upstairs accommodation.

#### Outside

A gravelled driveway (shared access with a neighbour) leading to parking for several vehicles and further parking is available to the front of the cottage. Doors lead from the kitchen and the main reception room out to the large, terraced south facing garden. The red brick terrace on the lower level has wonderful space for comfortable seating on lazy hot summer days and dining al fresco on warm summer nights. There is a good storage area for all garden essentials on this level. Steps lead up to a lawned area with flowerbeds and on up again to a third level with vegetable patch and greenhouse, where a picket fence marks the boundary. The current owner will be retaining further section of the garden beyond the picket fence. Further details are available on request.

#### Situation

Croscombe is a pretty village, mentioned in the Domesday Book, with a thriving pub "The George" which acts as the hub of the community with its "Take Away" night as well as doubling as the village stores. The village hall has monthly film nights as well as the Charter Market where villagers sell their local produce, a village orchestra, amateur dramatics society and village school, playground and sports field. There is excellent walking in the area as





the village enjoys many lovely footpaths. The city of Wells is just a 5-minute drive away.

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 offering good local produce, delicious fresh fish, meat products and a variety of street food. Wells also has a choice of supermarkets including Waitrose, Tesco, Morrisons and Lidl. At the very heart of the city is the stunning mediaeval Cathedral, Bishops Palace with its superb garden and Vicars Close (reputed to be the oldest surviving residential street in Europe).

#### Schools

There are excellent state and independent schools in the area including a junior school in the village of Croscombe itself as well as several primary schools in Wells. There is also the extremely sought-after Wells Blue secondary school, plus Wells Cathedral School - prep and senior, Downside School, All Hallows Preparatory School, Millfield - prep and senior school and the Bruton schools all in close proximity. The cities of Bath and Bristol are within commuting distance and there is a main line railway station, Castle Cary (13 miles away) with direct links to London Paddington, journey time 1hr 40 mins. Street and Glastonbury are 20 minutes away and Bristol airport is an easy 30-minute drive.

Services - Mains Gas, electricity, water and drainage. Gas central heating.

Local Authority – Somerset Council

Council Tax - C

EPC - D

Tenure - Freehold

Viewing by appointment only

Directions – BA5 3QQ. What 3 Words - - nodded.rejects.unspoiled





### Material Information

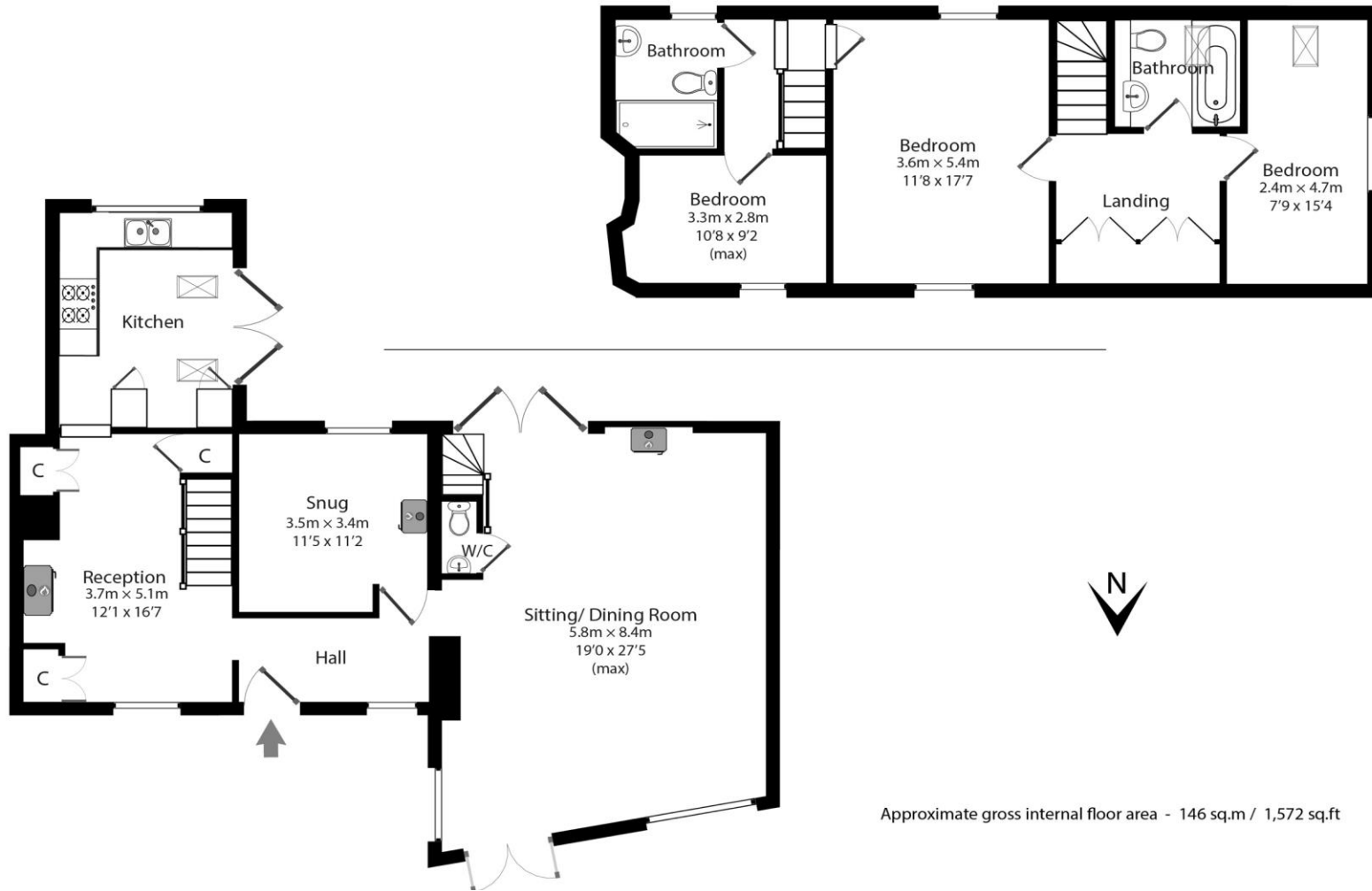
In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance

- Asking Price - Guide Price £595,000
- Property Type – Attached Cottage
- Property Construction – Stone walls. Tile roof
- Number and types of rooms - See details and plan, all measurements being maximum dimensions provided between internal walls
- Broadband please refer to ofcom website.  
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.
- Mobile signal/coverage – please refer to ofcom website.  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- Parking – There is parking for several vehicles at the front.
- Building Safety – The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.
- Restrictions - We're not aware of any other significant/material restrictions, but we'd recommend you review the title/deeds of the property with your solicitor.
- Rights and easements – There are rights and easements mentioned in the title. We would recommend you review the Title/deeds of the property with your solicitor.
- Flood Risk - according to the environment agency's website, the property is in an area of low risk of flooding from river or sea and high risk from surface water flooding. The property has flooded in 2024 due to an unprecedented event. Work is now underway by the environment agency to maintain and survey culverts. The owners have also taken measures to prevent flood in the future by installing flood defences to the doors and driveway. Further information is available upon request.
- Coastal erosion risk - N/A
- Planning permissions – There is an application pending in the close vicinity. Planning ref:- 2023/0265/FUL
- Accessibility/ Adaptations – N/A
- Coalfield or mining area - N/A

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



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