

LODESTONE



River House, Wookey





River House, Wootton

BA5 1LQ

Guide Price: £765,000

4 
Bedrooms

3 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Contemporary country cottage style
- Established garden that wraps around the property
- Lovely tree lined outlook
- Popular village location
- Separate guest suite
- Sheltered terrace with veranda
- Beautifully presented family home
- Four bedrooms
- Parking and garaging





River House is a thoughtfully designed and beautifully presented property situated on the edge of the vibrant village of Wookey. Built in 2004 the individual and detached house sits within its own plot with wrap around terraces to the sides and back. The enclosed garden to the side and the addition of a covered veranda cleverly provides shade from the sun or protection from an English shower. The interior has been considerably designed to allow the outdoor and indoor space to work seamlessly together with double doors leading from the downstairs rooms onto the terraces giving the property a lovely sense of space and openness at the same time allowing the changing seasons to be fully enjoyed from within. The beautifully presented interior with its wood effect floors and solid oak doors gives the property a contemporary country cottage feel but with all the modern fittings for a lovely family home.

From the pretty entrance wide double doors lead to a welcoming hall with a beautiful solid oak staircase and useful coat cupboard under. Double doors open into the triple aspect elegant sitting room with its wood burning stove set deep into the fireplace. Two sets of double doors open out onto the east facing covered terrace and garden beyond. Cleverly planted with mature shrubs and evergreens with a backdrop of climbing roses and clematis and a mature Bramley apple tree, the garden ensures interest and colour throughout the year.

To the left of the entrance hall is the double aspect dining room. Wooden plantation shutters to the front windows are used throughout the property giving a stylish and contemporary look whilst providing the perfect solution for light and privacy. Double doors lead to the rear terrace and a view of the trees beyond giving not only privacy but a beautiful backdrop.

The dining room leads to the spacious kitchen. Painted shaker style units, deep granite worktops and a large electric and gas combination range cooker give a farmhouse feel with room for a breakfast table overlooking the terrace. Further doors lead to a wonderful space for summer entertaining. A large pantry works alongside the kitchen with the same shaker style units and granite worktops. Ample shelves and storage make this a very useful space with the added option to connect water allowing the room to be used as an additional kitchen or utility.





From the kitchen there is a secondary hallway and front entrance with downstairs cloakroom and access to the two attached garages. The first garage is currently converted into a large utility and laundry room. A rear door leads to the outdoor utility space screened from the main terrace and housing all the essentials for country living; a useful log store, garden shed and greenhouse.

A second staircase leads to a separate landing and guest suite. Built into the eaves the spacious bedroom features lovely sloping ceilings and pretty windows to the front. A large double-hanging space wardrobe and further cupboards ensure plenty of storage throughout. A freestanding bath takes centre stage in the large en-suite bathroom.

Within the main part of the house there are three further double bedrooms. The master bedroom has double aspect windows to the front and rear overlooking the sweeping lawns and mature trees of the neighbouring property. Extensive wardrobes and a beautifully fitted and timeless family bathroom sit adjacent. The second bedroom with double aspect leads to a stylish and modern en-suite bathroom. Bedroom three is a nicely proportioned smaller double with pretty built in shelves and overlooking the garden.

Outside

The property and terraces are enclosed by a stone wall and garden fencing together with lockable side gates to provide a great deal of privacy and security. To the rear there is a stone wall which borders the leat or "The Mill Stream". The historic leat, believed to date back to Roman times, was designed to divert water from the River Axe away from the centre of the village and to provide water to the mills from Wookey to Bleadney. Today the flow of water is managed by Wessex Water and a nearby weir. Burcott Mill in the village is the only surviving mill and still uses the water when milling their flour.

Situation

The village of 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. Within the village there is a very popular café and shop, a medieval



church, three pubs, a part-time Post Office and a primary school. The village is surrounded by beautiful countryside, at the foot of the Mendips, with walks through fields and along lanes to the two ancient fords which border the village.

Wells is the smallest Cathedral city in England and offers all the usual amenities that you would expect including banks, doctors surgeries and a good choice of schools. The High Street is vibrant with a mix of independent shops and well-known chains, restaurants and pubs. There is a twice weekly market offering local produce as well as a choice of supermarkets including Waitrose, Tesco, Morrisons and a new Lidl store under construction.

At the very heart of the city is the stunning medieval Cathedral, Bishop's Palace and famous Vicars' Close. Wells is fast becoming the South West's go-to place for festivals with annual food, literary, comedy and theatre events. The cafe culture within the Market Place offers a wonderful opportunity to sit and watch the world go by. Tables and chairs adorn the cobbled square surrounded by fabulous architecture, historic buildings. With both the Cathedral School and the Cathedral itself there are all year opportunities for musical concerts and other events, plus there are regular shows in the Little Theatre and a multi screen cinema.

Both Bath (21 miles) and Bristol (22 miles) 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.

Directions BA5 1LQ - Take the B3139 towards Wedmore. On entering the village of Wookey go past the Burcott Inn on the right hand side and River House is the first property after the turning for Vicarage Road. (Postcode BA5 1LQ, What3Words <https://w3w.co/coasted.farmland.couriers>).

Schools

There is an excellent primary school in the village along with a range of state and independent schools in the area including Wells Cathedral School - prep and senior, Millfield prep and senior, the popular Wells Blue Secondary School, Strode College, Downside School and All Hallows Preparatory School to name a few.

Viewing by appointment only

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.

PART A

Local Authority: Somerset Council

Council Tax Band: F

Guide Price: £765,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil Fired heating

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: Double garage and parking for a number of cars

PART C

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 are not aware of any significant/material restrictions, but we'd recommend you review the title/deeds of the property with your solicitor.

Rights and Easements: We are not aware of any significant/material restrictions or rights, but we'd recommend you review the Title/deeds of the property with your solicitor.

Flood Risk: According to the following website <https://check-long-term-flood-risk.service.gov.uk/risk#> the property is medium risk of flooding from surface water and very low risk of flooding from sea or rivers. The property has never flooded from any source.

Coastal Erosion Risk: N/A

Planning Permission: We are not aware of an undecided planning applications within the vicinity of the property

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: C

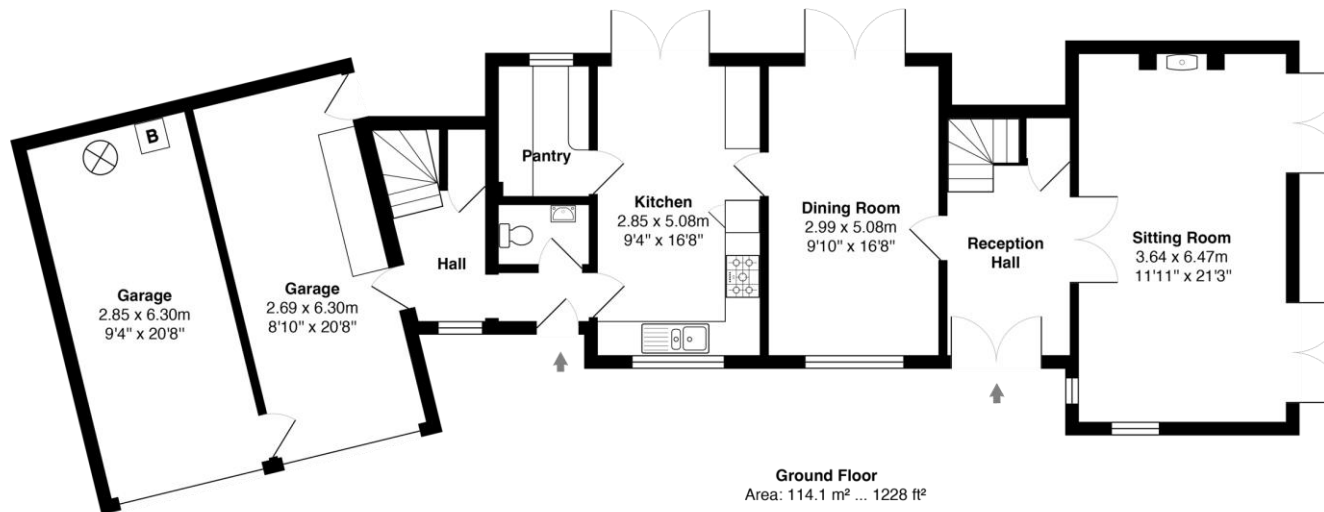
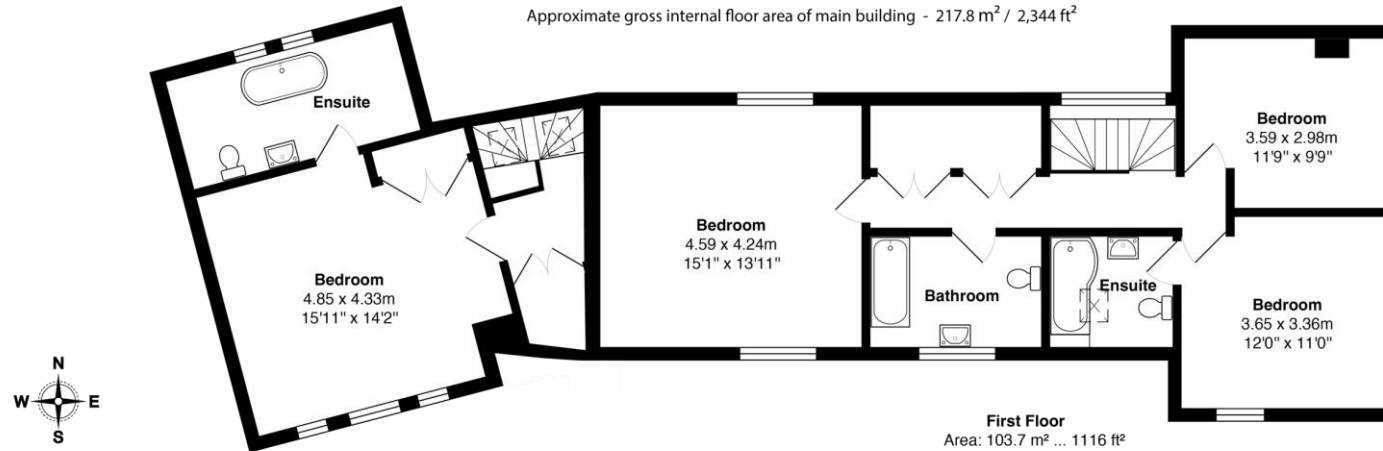
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Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



River House, Wookey

Approximate gross internal floor area of main building - 217.8 m² / 2,344 ft²



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.

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