



Rookery Farm Cottage

Hewish, Weston-Super-Mare

A beautifully restored two-bedroom detached stone cottage, set within a mature plot. Comprehensively renovated throughout, Rookery Farm Cottage combines genuine period character with contemporary comforts.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

Air source heat pump heating, mains electricity, metered mains water and a private sewage treatment plant. Access is via a private shared road.

- 658 sq ft of thoughtfully renovated detached stone cottage
- Comprehensively updated throughout, including brand new kitchen and bathroom (2026) & Newly replaced clay tile roof with fresh joists and full insulation (2025)
- Generous open-plan ground floor living, kitchen and dining space with French doors to garden
- Two well-proportioned bedrooms with countryside views
- Rooflit shower room with rainfall enclosure, finished to a high specification
- Southwest-facing garden and off-street parking
- Air source heat pump heating with mains water, cable broadband and good mobile signal
- Bristol city centre approximately 20 miles, M5 Junction 21 within easy reach, and mainline rail links via Weston-super-Mare
- Option to buy additional land (approx 0.13 acres) adjacent to the property subject to negotiation
- No onward chain





Approached via a private farm lane, the cottage announces itself with a facade of traditional coursed rubble stone and a neatly bordered front garden framed by stone edging. The renovations have been carried out with care, preserving the cottage's inherent character whilst delivering a finish that is move-in ready.

The ground floor is given over entirely to a single, generous open-plan living, kitchen and dining space that makes the very most of the cottage's footprint. Warm blush plaster tones and ample natural light from windows to both front and rear create a welcoming, relaxed atmosphere throughout.

The kitchen has been fitted to a high specification, featuring shaker-style cabinetry contrasting work surfaces, an integrated oven and induction hob, and a deep butler sink set beneath a stone-splayed casement window. A peninsular unit defines the kitchen zone and provides generous workspace and informal dining space. French doors to the rear open directly onto the terrace and southwest-facing garden.



Upstairs, the principal bedroom enjoys a front aspect with rural views, whilst the second bedroom looks out across the rear garden. Both rooms are well-proportioned and finished in warm neutral tones.

Between the bedrooms sits a well-appointed shower room, lit by a rooflight, and fitted with a large walk-in rainfall shower enclosure, pedestal basin with period-style taps, and a low-level WC.

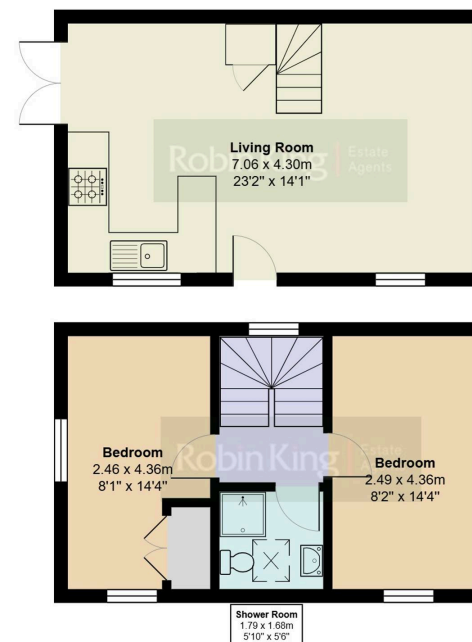
The cottage sits within its own mature plot. To the front, a well-kept lawn with stone-edged borders frames the cottage facade beautifully. To the rear, a southwest-facing paved terrace leads onto a private lawn, with a rhyme forming a natural boundary at the far edge, a quintessentially North Somerset waterside setting, with poppies and a striking Japanese maple lending seasonal colour. Ample off-street parking is available on the gravelled driveway.

Location

Rookery Farm Cottage is situated on the edge of Hewish. The market town of Weston-super-Mare is just a few miles to the west, providing a full range of shops, restaurants, schools and a mainline railway station with services to Bristol and beyond. Junction 21 of the M5 is within easy reach, making the property well placed for commuters heading north to Bristol or south towards Taunton. The surrounding countryside offers outstanding walking and cycling, with the Mendip Hills and the Somerset coast both accessible within a short drive.

Rookery Farm Cottage, Puxton Lane, Hewish, BS24 6TL

Total Area: 61.1 m² ... 658 ft²



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