

# Riverside Cottage

Wanstrow, Somerset



# An attractive detached period five bedroom family home, with a two bedroom detached cottage, in a tucked away spot within the village.

Bruton 5.5 miles, Frome 6 miles, The Newt 8.5 miles, Babington House 8.5 miles, Castle Cary 10 miles, Bath 20 miles  
(all distances are approximate)



5+2



2+1



4+1

## Summary of accommodation

### The House

**Ground Floor:** Porch | Living room | Family room | Conservatory | Kitchen/dining room | Scullery  
Utility room | Two cloakrooms

**First Floor:** Five bedrooms | Bathroom | Shower room

### The Gardeners Lodge

Sitting room | Kitchen/breakfast room | Two double bedrooms | Bathroom | Courtyard garden

### Garden and Grounds

Gardens | Two sheds | Parking

In all approximately 0.39 acres



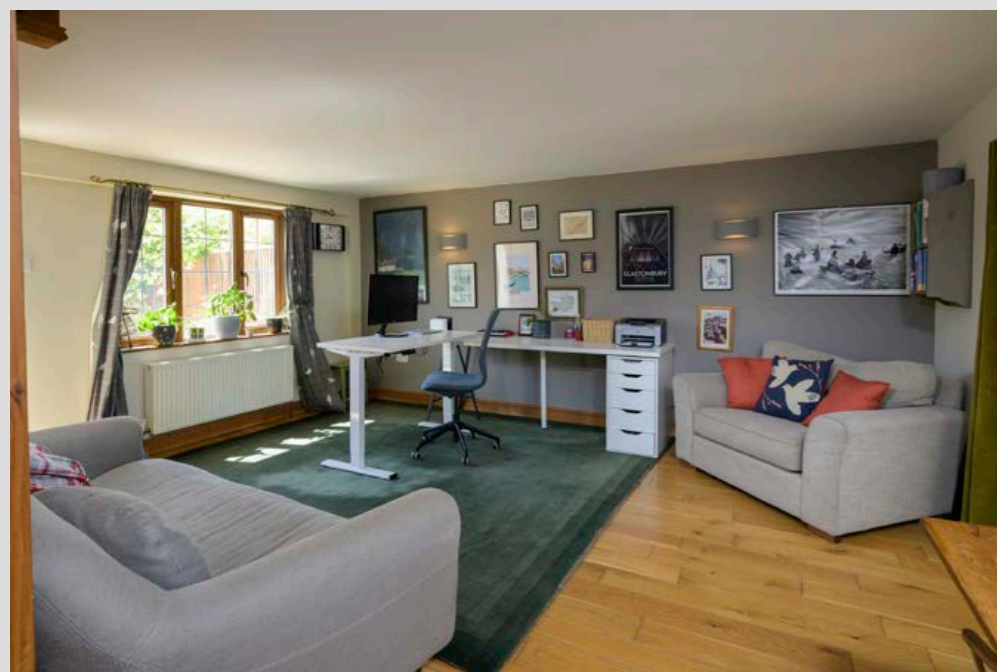
## Situation

Riverside Cottage is situated in the small village of Wanstraw, nestled in the Somerset countryside. The village has a church, a village hall and a pub The King William IV.

The village is equidistant to the small but perfectly formed market town of Bruton, with the Hauser & Wirth gallery, and dotted with independent shops, art galleries and boutiques, offering a unique and eclectic shopping experience; and the market town of Frome with its atmospheric streets, quirky independent shops, cafés, galleries, performing arts, and international stars at the Cheese & Grain. Babington House and The Newt are also both within easy reach.

Connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network. There is a mainline rail service from Bruton to London Paddington, and Waterloo, and nearby Castle Cary has a mainline station offering more services.

There is a primary school and excellent local independent schools in Bruton to include King's School Bruton and the state owned boarding school Sexey's. Also nearby are All Hallows, Downside, Hazelgrove, Port Regis and the Sherborne schools also within easy reach.



## The House

Originally two cottages, Riverside Cottage dates back to the 1700's and offers versatile accommodation arranged over two floors.

To the right of large porch, you have the living room with woodburner, and to the left is the open plan kitchen/dining room with an electric AGA. From the inner hall you access the family room which benefits from independent access from the driveway, the conservatory, the scullery and a cloakroom – this area of house could be used as a self contained annexe. Also on the ground floor is the utility room and another cloakroom.

On the first floor you have two larger double bedrooms, two smaller double bedrooms, and a fifth loft-style bedroom, a shower room and a family bathroom.

## The Gardeners Lodge

The property benefits from an additional newly renovated two bed detached cottage within the grounds. This comprises a sitting room and open plan kitchen/breakfast room on the ground floor, and two double bedrooms and a bathroom on the first floor. There is also a private courtyard garden. This offers a great opportunity for multigenerational living or to be run in its current capacity as a popular holiday let.



The Gardeners Lodge



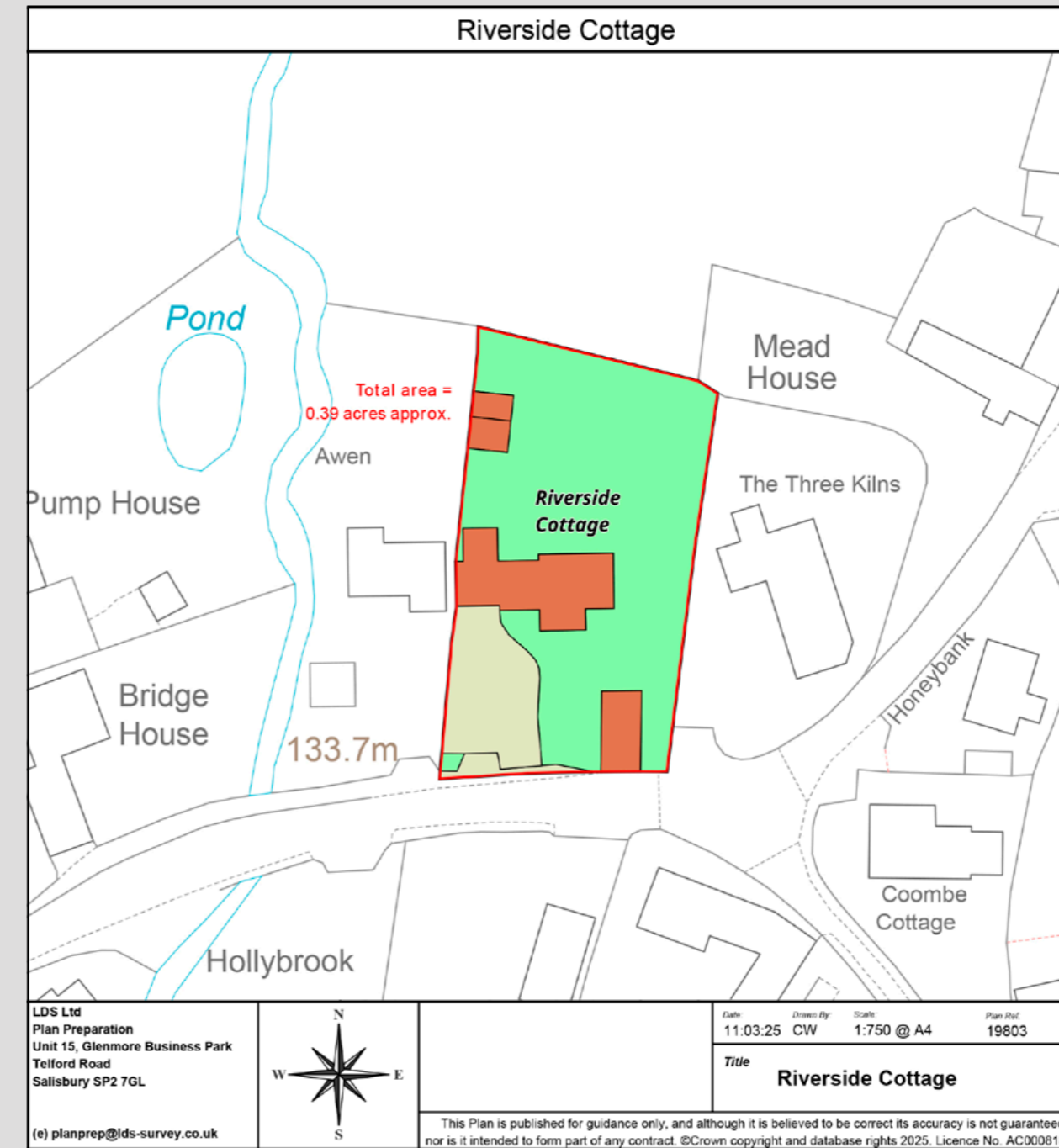
The Gardeners Lodge



The Gardeners Lodge



The Gardeners Lodge



## Outside

The property is approached through double wooden gates onto a private driveway with turning circle featuring a pretty Magnolia tree, with plentiful parking.

There are mature gardens to the rear comprising gently sloping lawn, an entertaining terrace, and a gravel al fresco dining terrace. There is also a kitchen garden.

## Property Information

**Method of Sale:** We are advised that the property is Freehold.

**Services:** We are advised mains electricity, water and drainage. Oil fired central heating.

**Local Authority:** Somerset Council  
www.somerset.gov.uk

**Council Tax:** Band F

**EPC:**  
The House: E  
The Gardeners Lodge: E

**Postcode:** BA4 4TF

**what3words:** //seeing.festivity.memory

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area  
 Riverside Cottage = 258 sq m / 2,777 sq ft  
 Outbuildings = 15 sq m / 161 sq ft  
 The Gardeners Lodge = 66 sq m / 720 sq ft  
 Total Area = 339 sq m / 3,658 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Knight Frank**  
 4 Wood Street  
 Queen Square, Bath  
 BA1 2JQ  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Francesca Leighton-Scott**  
 01225 325 994  
[Francesca.Leighton-Scott@knightfrank.com](mailto:Francesca.Leighton-Scott@knightfrank.com)

**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

**Important Notice:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2025. Photographs and videos dated May 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

