


# 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



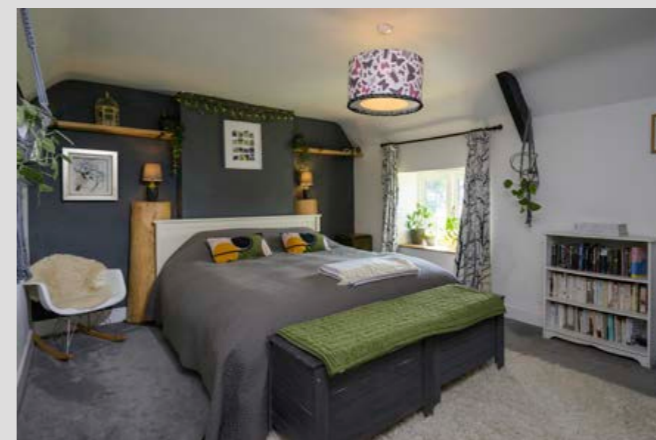
Situation

Riverside Cottage is situated in the small village of Wanstrow, 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

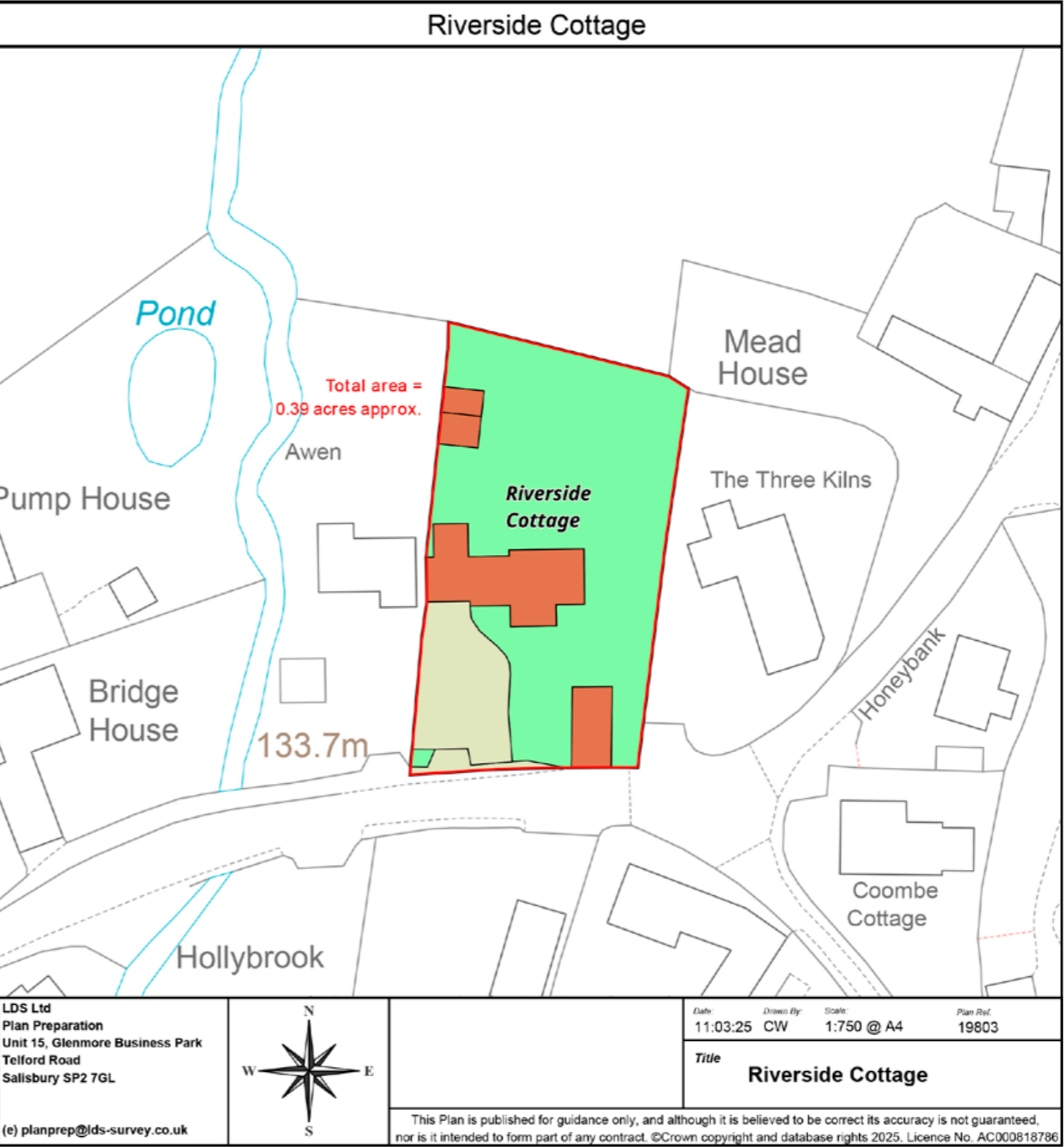
Originally two cottages, Riverside Cottage dates back to the 1700's and offers versatile accommodation arranged over two floors.

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.



## 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](http://www.somerset.gov.uk)

**Council Tax:** Band F

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

**Guide Price:** £975,000

**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.



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**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.

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

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