



Riverside Cottage, Wanstrow, BA4 4TF

£925,000





Sleeped in history and dating back to the 1700s, Riverside Cottage was originally two separate dwellings that have been thoughtfully combined over the years. Today, it stands as a beautifully versatile family home, offering flexible accommodation arranged over two floors, perfectly blending historic charm with modern country living.

The Main Residence

Upon entering through the generous front porch, you are welcomed into a home of distinct character. To the right lies a cosy and inviting living room, complete with a feature wood-burning stove.

To the left is the heart of the home: a spacious, open-plan kitchen and dining room centred around an electric AGA, making it an ideal space for family gatherings and entertaining. Beyond the inner hallway, the property reveals its exceptional versatility. This section features a family room with its own independent access from the driveway, alongside a bright conservatory, a practical scullery, and a cloakroom. Thanks to its clever layout, this entire wing offers the perfect potential to be utilized as a self-contained annexe. A separate utility room and a second ground-floor cloakroom complete the downstairs accommodation.

Upstairs, the first floor boasts excellent bedroom proportions. There are two generous double bedrooms, two further well-proportioned double bedrooms, and a charming fifth loft-style bedroom. These rooms are well-served by both a modern shower room and a principal family bathroom.

The Gardeners Lodge

A standout feature of this property is the newly renovated, detached two-bedroom cottage situated within the grounds. The ground floor offers a comfortable sitting room alongside an open-plan kitchen and breakfast room. Upstairs, there are two double bedrooms and a well-appointed bathroom. Complete with its own private courtyard garden, this secondary dwelling presents a fantastic opportunity for multi-generational living or to continue its current, highly successful use as a popular holiday let.

Gardens and Grounds

Approached via double wooden gates, the property opens onto a sweeping private driveway with a central turning circle beautifully framed by a mature Magnolia tree, providing parking for multiple vehicles.

Set within a generous plot of approximately 0.39 of an acre, the mature rear gardens are a true delight. They feature a gently sloping lawn, a dedicated entertaining terrace, and a separate gravel terrace perfect for alfresco dining. For those keen on growing their own produce, a dedicated kitchen garden rounds out the outdoor space.

Location

Riverside Cottage is nestled in the quintessential Somerset countryside within the charming village of Wanstrow. The active village community enjoys a local church, a vibrant village hall, and the popular King William IV public house.

The property is ideally positioned equidistant between two of the region's most desirable destinations: the fashionable town of Bruton—renowned for the world-class Hauser & Wirth gallery, independent boutiques, and excellent dining—and the vibrant market town of Frome, celebrated for its historic streets, thriving independent café culture, and the iconic Cheese & Grain venue. The exclusive member's club Babington House and the spectacular gardens of The Newt are also both within easy reach.

Transport links are excellent, with the nearby A37 and A303 providing straightforward access to the wider motorway network. Rail commuters are well-catered for with mainline services from Bruton to London Paddington and Waterloo, while nearby Castle Cary station offers further direct, high-speed connections to the capital.

The area is also highly regarded for its schooling, with excellent local primary options and an exceptional choice of independent secondary schools nearby, including King's School Bruton, Sexey's, All Hallows, Downside, Hazelgrove, Port Regis, and the Sherborne schools.

Property Overview

- Services: Mains electricity, water, and drainage. Oil-fired central heating.
 - Local Authority: Somerset Council
 - Council Tax Band: F
- EPC Ratings: Main House: E | The Gardeners Lodge: E
 - Tenure: Freehold
- Land Area: Approx. 0.39 of an acre
- what3words: ///seeing.festivity.memory
- Viewings: Strictly by prior appointment with the agent

Approximate Distances

- Bruton: 5.5 miles
- Frome: 6 miles
- The Newt: 8.5 miles
- Babington House: 8.5 miles
- Castle Cary: 10 miles
- Bath: 20 miles

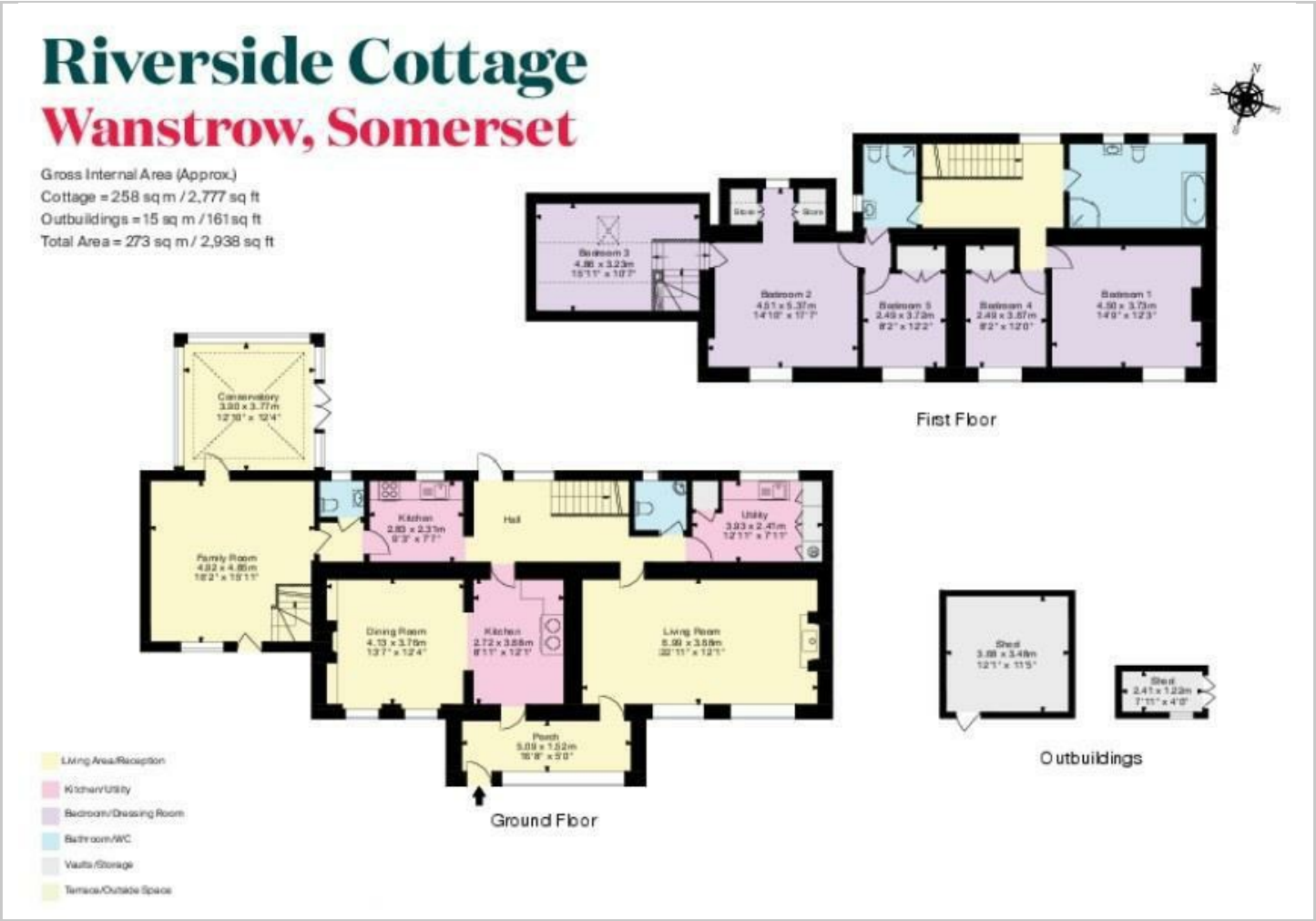
£925,000







Floor Plans

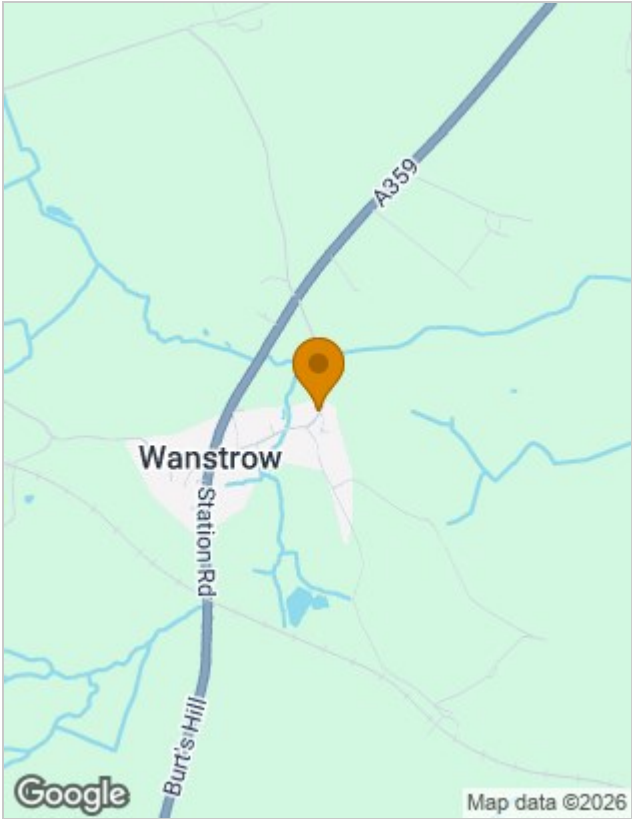


Viewing

Please contact our Rivendell Estates Office on 01373 489 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

