



Wells Road, Rodney Stoke Nr Cheddar & Wells
£485,000



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Bedrooms: 4

Bathrooms: 1

Receptions: 4

A beautifully presented four bedroom detached character home set in the highly sought-after Mendip village of Rodney Stoke. This charming Grade II listed property combines a wealth of original period features including elegant sash windows and wonderfully well-proportioned rooms - with generous and versatile living space, all enjoying a high degree of privacy along with a private garden and ample off-road parking.

The property is entered via a practical side entrance leading into a useful utility room with WC and plenty of storage for coats and footwear. The kitchen/breakfast room is fitted with traditional cream wall and base units, an integrated double oven and gas hob, and space for a fridge freezer and dishwasher. There is ample room for a table, creating a welcoming and sociable heart of the home.

For more formal occasions, a separate dining room comfortably accommodates a large table and provides an excellent entertaining space. The impressive double-aspect lounge is beautifully light and airy, with sash windows and an attractive archway dividing it into two distinct seating areas. One end opens directly onto the garden, while the other is centred around a cosy log burner. An additional snug, complete with fireplace, offers another versatile room which could work well as a snug or play room.



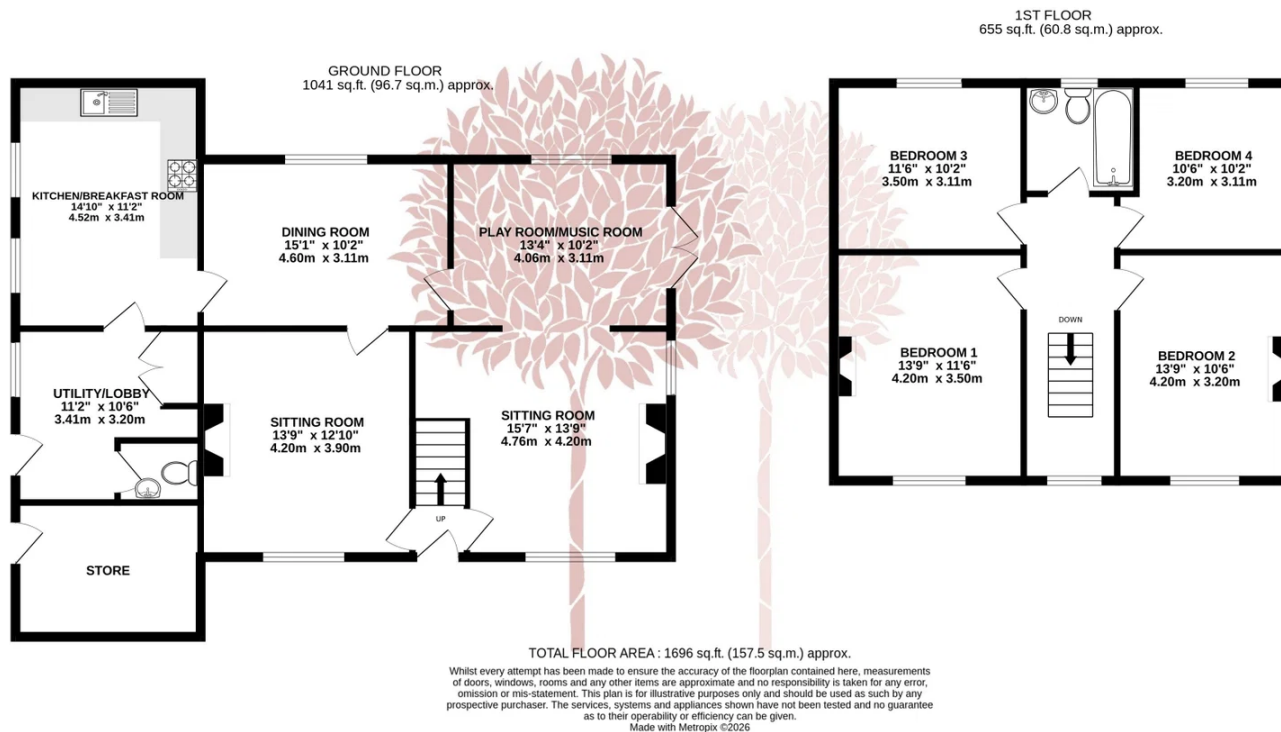
Upstairs, the spacious landing provides an ideal study area and enjoys wonderful far-reaching views across the Mendip Hills. From here are four generous double bedrooms, all well proportioned and filled with natural light, along with a well-appointed family bathroom fitted with a bath and shower over.

Outside, the property enjoys a good-sized private garden offering a lovely sense of seclusion. Predominantly laid to lawn and complemented by a large patio area, it provides an ideal setting for outdoor dining and entertaining. A driveway to the side of the house offers parking for several vehicles and leads to a wood store and a good sized store room.

This is a wonderful opportunity to acquire a spacious and characterful home in a picturesque village setting, offering charm, privacy and timeless appeal.

What we love about this property... the charm this house offers along with the elevated location and far reaching views! This home is perfect for growing families with plenty of space outside and well-proportioned rooms.





Situation: The Somerset village of Rodney Stoke is situated on the Wells side of Cheddar, being some five miles from Wells itself. Its atmosphere is one of unspoilt charm, with a variety of different housing types from small cottages, bungalows, modern homes and larger period properties contribute to the individual character of the village. Local facilities include an infants' school nearby in Draycott, thriving community shop, and pubs whilst a more comprehensive range of facilities are available at Cheddar where there is also Fairlands Middle School and The Kings of Wessex Academy. Commuting is available, Bristol 20 miles, Weston-super-Mare 20 miles, Wells 5 miles and M5 junction 22 12 miles. Bristol airport is about 12 miles to the North. There is private schooling in the area at Millfield School, Street 12 miles and Wells Cathedral School 5 miles. The area around is well known for its beauty. The lovely cathedral city of Wells is a drive away, as is the famous beauty spot, Cheddar Gorge.

Directions: Travelling from Cheddar on the Wells Road, continue past Draycott and into Rodney Stoke. Go past the Rodney Stoke Inn, down the hill and you will see a Debbie Fortune Estate Agents' For Sale board on your left hand side as the hill starts to incline. What3Words: ///dreamer.extension.kitchens

Material Information: This property operates on gas central heating. Council tax band: F EPC Rating: Not required, Grade II listed.