

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



GLEN COTTAGE, GLENCOT LANE, WOOKEY HOLE, BA5 1BH







**GLEN COTTAGE,  
GLENCOT LANE, WOOKEY HOLE, BA5 1BH**

*Wells City centre within a mile and a half.*

An absolutely delightful country property in a quiet, tranquil setting on the bank of a millstream just over a mile or so from Wells High Street.

The house offers an entrance hall, utility room/cloakroom, sitting room, kitchen/dining room, downstairs bedroom and bathroom and 3 further bedrooms upstairs and 2 bathrooms.

Outside there are extensive gardens and grounds. Lawned areas close to the house contrast with wilder areas which have been nurtured to create a haven. There is a timber garage building and stone sheds that could be adapted to various uses.

Planning permission has been granted for a substantial single storey extension.

**Guide Price £950,000**

**Location**

Wookey Hole is a very pleasant village just a mile or so from Wells with easy and immediate access onto the Mendips. It's famous for its limestone caverns and is a popular tourist destination. It is also has the excellent Wookey Hole Inn and Ebborland Farm Riding Centre.

The village has a Church, another hotel, a restaurant, and a licenced "club".

The property is on the southwestern outskirts of the village, quite a distance from the caves, in a quiet, very private setting. It is on a small country lane shared with a handful of private houses, with practically no through traffic.

Wells and all its facilities, including an outstanding senior school and Wells Cathedral School are just over a mile away.

The house stands within its gardens and on the bank of a glorious millstream. It is a totally enchanting environment where nature, in a myriad of forms, takes centre stage.









### Description

A charming home with bags of character and appeal which has been totally restored and improved in recent years. It is comfortable and well-appointed with many double aspect rooms, with large windows that create a light and airy feel.

Details include painted floorboards, pine doors, picture lights, plenty of store cupboards and highly efficient Jetmaster fires.

The star of the show, however, is the setting, which has to be seen to be believed.

All only a stones-throw from one of England's most adored cities.

### Accommodation

The front door opens to a hall with space for coats and boots. To the left is a comfortable, dual aspect sitting room with a fireplace and twin archways open into the kitchen/dining room.

This is a super, double height room with vaulted, panelled ceiling, beams, roof lights, windows to all sides, and bifolding doors to the terrace and garden beyond.

A second Jetmaster provides traditional warmth in the winter months while during the summertime the doors will be open to enjoy the full glory of the garden beyond.

The kitchen area includes a good range of floor and wall cupboards, Belfast sink and appliances including a dishwasher, fridge, freezer and Rangemaster range cooker, gas hob with a hooded extractor. There is space for a large kitchen table and chairs and a separate exterior door opens to the east.

The utility/cloakroom has a range of fitted, full height cupboards, a sink and wc and space and plumbing for a washing machine.

Also on the ground floor is a guest suite with a bedroom and an ensuite bathroom with hand basin, wc and bath.

An inner hall has an understairs cupboard and a staircase rises (with floor lights) to a half landing where a magnificent window floods the stairwell and galleried landing above with light. On the first floor there are 3 further bedrooms, a bathroom and a shower room.

### Outside

An attractive timber garage is accessed from the lane, beside the parking area. A charming garden gate opens to the walled, lawned garden and a foot path leads to the house.









The path wraps around the house to the terrace beside the kitchen, which is perfect for meals and simply enjoying the magical environment. Mature trees, the stream and wildlife (including, amongst other things, kingfishers, brown trout, mayfly, dragonflies, and otters) combine to create the perfect escape from the hustle and bustle of modern life. A rustic footbridge crosses the stream to an island. It is a truly unique setting which has, in recent years, been lovingly managed and enhanced.

### **Tenure and other points**

Freehold. Mains water, electricity, gas and drainage. Council Tax Band E. EPC Rating E.

### **Directions**

Leave Wells on A371 heading towards Cheddar. In Haybridge turn right on to Haybridge and follow this for approx. 700mts until you come to a left turning onto Glencot Lane. The house is the first on the left.

What3Words:///waking.butterfly.tour

### **About the area**

*Wookey Hole is a popular Mendip village with a church, community hall, two hotels, a restaurant, a licenced members club and a very active community. The famous caves put this village on the map, whilst the impressive Ebbor Gorge and Deer Leap make it an ever-popular spot for walkers and cyclists. The village is situated just a short distance from the historic city of Wells.*

*Wells is the smallest city in England (population about 11,000), situated in beautiful countryside between the Somerset levels and the Mendip Hills – an Area of Outstanding Natural Beauty. The medieval city centre has superb local markets twice a week, good restaurants, a thriving high street and many important ancient buildings, including its outstanding gothic Cathedral and moated Bishop's Palace and gardens.*

*The city has a full calendar of live performance events and hosts annual festivals for Music, Literature, Art and Food. It has a strong and active community with many societies and clubs, as well as a great selection of sporting facilities including Wells Leisure Centre, Wells Rugby Club, Tennis club, Bowling club and Golf course. There are four major supermarkets on the edge of the city as well as a wholefood deli with refill store.*

*There is a selection of excellent state and independent schools in the area, which includes several good primary schools within the city and the surrounding villages, Wells Blue School, Strode College, Wells Cathedral School, Sidcot, Downside, All Hallows and Millfield.*

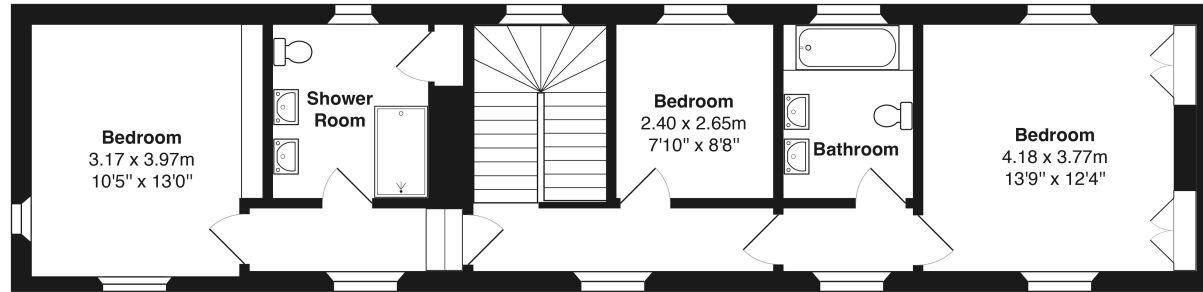
*The major towns of the area, Bristol, Bath, Taunton and Yeovil are all within commuting distance. Wells is a transport hub for bus services, including daily services to London. Main line trains run from Castle Cary and Bristol International Airport is 35-minutes' drive away.*



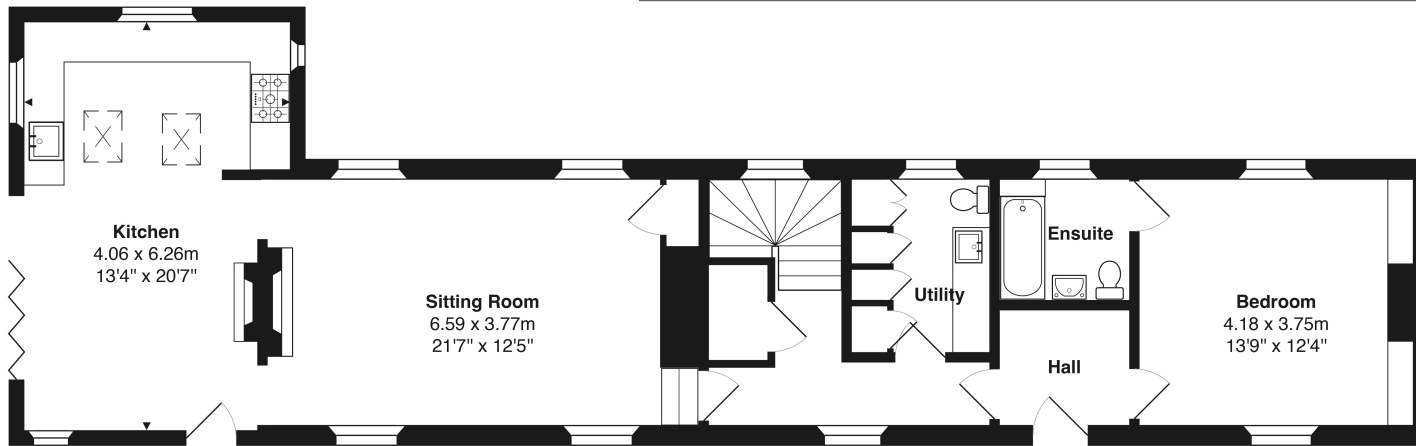


# Glen Cottage, Wookey, Wells

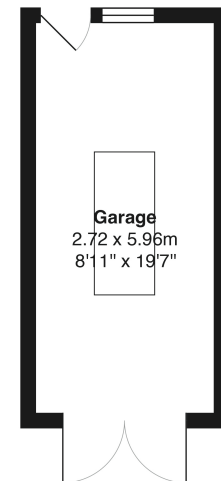
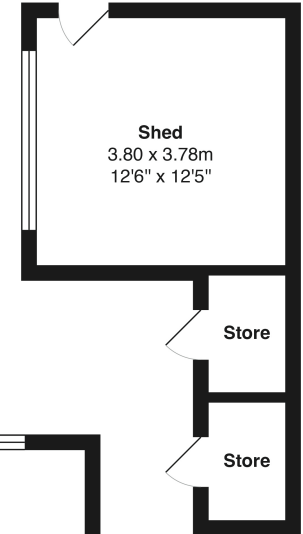
Approximate gross internal floor area of main building - 157.7 m<sup>2</sup> / 1,697 ft<sup>2</sup>



First Floor



Ground Floor



**IMPORTANT NOTICE** - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.

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