

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



HOPEDENE, SPARROW HILL WAY, WEARE, SOMERSET, BS26 2LN



**HOPEDENE,  
SPARROW HILL WAY, WEARE, SOMERSET, BS26 2LN**

An idyllic country residence, in an elevated position with far reaching views, attached cottage, glorious gardens, tennis court and pasture land which totals circa 9 acres, nestled down a quiet country lane on the outskirts of a friendly village.

The main house has a covered entrance porch, inner porch, boot room/utility room, kitchen/living room, central hallway, sitting room/dining room, inner hall, cloakroom, an enormous, family/garden room, principal bedroom with dressing room and ensuite, 3 further bedrooms, one with an ensuite, large family bathroom and a gym/office.

**Hopedene Cottage**

Attached to the east side of the main house is a self-contained annexe, which has an entrance hall, kitchen/dining room, inner hall, downstairs bedroom, dressing room/study, studio (previously a bathroom with plumbing still available), first floor sitting room, bedroom and family bathroom.

Outside there is plenty of parking, a double carport, garage/biomass boiler room, store shed, log store, extensive and mature, walled gardens, tennis court, workshop, copse, orchard and approximately 7 acres of pasture.

**Guide Price £1,595,000**

**Location**

Sparrow Hill is an extremely quiet, infrequently used lane which connects Weare to Wedmore. The house sits in an elevated position, enjoying far reaching views towards the Mendips in the east and north and views over its garden and land on the south and west. A very rural setting, away from busy roads, surrounded by farms, farmland, a vineyard, and a few other attractive houses. The house is situated on the edge of Weare village. Weare has a friendly community, village hall, church, and junior school, In lower Weare less than a mile away there are facilities such as shop, garage, and the New Inn public house on the A38. Further facilities are available in Axbridge (2.5miles), Cheddar (4.5miles) and Wedmore (3 miles), including excellent schools, golf course, sports facilities, supermarkets and restaurants.

**Description**

A very fine farmhouse thought to date from approximately 1730, steeped in local history with classic features such as high ceilings, grand proportions, flagstone floors, inglenook fireplaces, shutters and window seats. The property has been recently renovated and now provides excellent accommodation on 3 floors with an adjoining annex and extensive grounds and land which would be suitable for various uses. The renovations have included new, low maintenance, aluminium, double glazed windows throughout.





## Accommodation

A covered quarry-tiled porch provides access to the attractive, new, oak, glazed front door, which opens to a spacious entrance hall. Ahead there is a handy utility/boot room with space for storing coats, boots, a fridge/freezer and underneath a worksurface there is space for a washing machine. Another attractive, painted, timber, part-glazed door opens to the kitchen/living room, which is a central space in this fabulous home. The rest of the living accommodation radiates from this area.

To the left is the dual aspect sitting room/dining room, which has flagstone floors, ingle nook fireplace and a large log burning stove is a focal point. A door leads from here to an inner hall, where there is a cloakroom and the interconnecting door for the annex.

The kitchen/living room is also dual-aspect and it is open-plan, adding openness and flow to the ground floor. Stylish, classic kitchen units and dark granite worksurface along with a unique central island that has two oak breakfast bars, create a wonderfully sociable working area, perfect for welcoming guests or casual dining. There are integrated appliances, including fridge/freezer, extractor and dishwasher, with over and under unit lights, double Belfast sink, and attractive pendant light over the island and a south facing window overlooking the beautiful garden. In the living area there is plenty of space for meeting, greeting and seating as well as space for dining if required.

Steps rise from here to the family/garden room, which is the fabulous, bright, versatile space, huge, bifold doors open to the west terrace and garden. This magnificent space has exposed stonewalls, a double height ceiling and an attractive, cylinder, log burning stove for warmth in the winter months.

In the centre of the house the flagstone, central hallway has a central door which opens to the south garden. New oak stairs rise to the first floor and below these there is a smart understairs, cupboard.

On the first floor there is a principal bedroom, dressing room, and an ensuite, 2 further bedrooms and a very large family bathroom and airing cupboard.

On the second floor, there is a large, versatile office/gym with infrared sauna and a 4th bedroom with ensuite and shower room. All the bedrooms have high ceilings, large windows and fabulous views.

## Hopedene Cottage

The cottage adjoins the house, and it has a separate front door by the drive as well as an interconnecting door which provides access from the main house to the entrance hall of the cottage. A door leads from the hall to the kitchen/dining room, which is a stunning, bright space with access through French doors to the gorgeous, enclosed, south facing garden. Smart, contemporary kitchen units provide plenty of storage with an induction hob, extractor, integrated oven, slimline dishwasher, washing machine and space for a fridge/freezer. Exposed beams and a large inglenook fireplace give the room character and an electric stove creates a focal point. There is a large pantry and plenty of space for a table and chairs. A door leads to an inner hallway and on to the downstairs bedroom which has a window overlooking the front garden. Beyond this another door opens to the dressing room/study which has built in wardrobes and beyond this a studio (previously a bathroom, which could easily be converted back to a bathroom if required).

Upstairs there is a striking, triple-aspect sitting room with floor to ceiling windows looking east over the glorious, rolling countryside to the Mendips and Cheddar Gorge. This is a superb room for relaxing and enjoying the beauty of the surrounding countryside. In the corner is a stone fireplace with an electric stove. There is a 2<sup>nd</sup> very generous bedroom with built-in wardrobes and a family bathroom with bath and separate shower cubicle.





To the front there is parking for two vehicles and to the rear, there is an attractive, enclosed, lawned garden with floral borders and a wrought iron gate provides pedestrian access to the lane.

### Outside

The house is approached up a new resin drive. To the right is parking on a gravel driveway and a double, timber carport.

To the left is the parking for the cottage

The garage has been converted into a biomass boiler house with boiler and hopper, beside this there is a timber storage shed. A garden gate to the north of the house leads around the side of the property past the log store to the west, where another garden gate opens to the enclosed west garden. This is full of texture and colour with floral borders, mature shrubs and hedging. Adjacent to the house is a very attractive red brick, terrace with built-in double barbeque and cooking area. A fantastic outdoor living space with a pond and water feature providing the sound of trickling water. A glass panel enables you to view the fish within the pond. Steps rise to a decked area which has a built-in hot tub. Beyond this a gravel path leads to an outdoor shower cubicle beside the tennis court.

The lawn extends and wraps around the tennis court to the southside. A gateway leads back down to the lane and there are various other gates into the additional fields as well as a stone-built workshop which has double doors and electricity. It currently provides plenty of space for tools and garden machinery, and could potentially be converted into accommodation subject to appropriate PP.

As well as a mature copse, there is an orchard with fig, apple, pear, plum and cherry and an enclosed south garden. This has planted beds, a picket fence and is surrounded by a very attractive stone wall.

The land stretches to the south and west and consists of 3 large fields totalling just over 7 acres and all are interconnected. It is worth noting there is a second gate to Greenhill Lane and a water trough in one of the fields.

### Tenure and other points

Freehold. Not listed. Mains electricity 2 meters (house and cottage) and water (3 separate meters 1. Main house, 2. Cottage, 3. Field). Private drainage with a new digester. Biomass, wood pellet boiler for hot water and central heating for both the house and cottage. Council tax band G. EPC rating F.

*(Furnishing, furniture, gym equipment and hot tub available under separate negotiation.)*

### About the Area

*Weare is a small village between Wedmore and Axbridge and also in easy reach of Wells, Cheddar, Glastonbury and of course Bristol (with the airport and stations within easy reach). All these centres provide a wide range of amenities to suit practically all needs. There are excellent state and independent schools. In the state sector there is a small village school with about 150 pupils ranging in age from 4 to 9 continuing their education at Hugh Sexey Middle School, in Blackford, leaving there aged 13 to attend Kings of Wessex Upper School in Cheddar. (Transport picks up in the village for both these schools). In the private sector Sidcot, Wells Cathedral and Millfield schools are all within easy reach.*



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External outbuildings are not to scale or depicted relative to house position



Approximate Gross Internal Area

Ground Floor: 2797 sq. ft. 259m<sup>2</sup>  
First Floor: 9027 sq. ft. 836m<sup>2</sup>  
Second Floor: 619 sq. ft. 57m<sup>2</sup>

House and Annex Approximate Total Area: sq. ft. 6250, 583 m<sup>2</sup>

Bioreact Heating System Outbuilding: 175 sq. ft. 16m<sup>2</sup>  
Workshop: 204 sq. ft. 19m<sup>2</sup>  
Approximate Total Outbuildings Area: 442 sq. ft. 42m<sup>2</sup> (not inc. car port)  
Approximate Total Area: House, Annex and Outbuildings: 6692 sq. ft. 620m<sup>2</sup>



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