



Epworth House, Bakers Lane, Chilcompton, BA3 4EW

£825,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

An exceptional five bedroom detached former Chapel dating back to the mid 1800's, set within the heart of the desirable village of Chilcompton, with beautiful countryside views and an abundance of character and original features. The property has been beautifully restored and created into a marvellous family home with spacious living accommodation and an abundance of natural light.

Upon entering the property is an entrance porch with underfloor heating, ample space for shoes and coats along with grand double doors into the formal entrance hall. From the hall is a study with a wall of bespoke wooden bookshelves, a fantastic room for working from home with high speed internet connected. The main living area in the heart of the house is a spacious and light room with large picture windows and a step up which creates a natural divide between the sitting area and formal dining area. The room features beautiful wooden floors, wooden sash windows and a feature fireplace with gas fire. Discreetly built into the ceiling is a retractable projector screen for watching films along with built-in speakers and a projector. The dining area can comfortably accommodate a table for ten to twelve people and makes it a great space for entertaining. The kitchen/dining room again is a spacious and light room benefiting from a lovely aspect overlooking the gardens and countryside beyond. The kitchen comprises a range

of wall and base units topped with granite, twin sinks, integrated dishwasher, a range cooker and an American style fridge/freezer. The room has wooden floors and could easily accommodate a large dining table along with space for additional comfortable seating if desired. From the kitchen is the conservatory which could be used as either a sitting room or dining room depending on the season. Unlike some conservatories this has heating, French doors out to the garden and a beautiful view towards open countryside. An inner hallway provides access to a utility room which features a further range of storage units, a butler sink, and plumbing for white goods and leads to a separate w/c with wash hand basin and storage. A door from the inner hall leads outside and provides access to the boiler room which houses two boilers for the house, both of which were newly fitted in 2020 and a solar inverter for the solar panels which were fitted in 2023.

Ornate stairs lead to the vaulted landing and five bedrooms. The main bedroom is a spacious room with a wall of fitted wardrobes, a dual aspect with lovely views and an ensuite bathroom with roll top bath. The second largest bedroom again has a fantastic aspect and features exposed beams, an ensuite shower room and separate spiral staircase which leads down to the entrance hall. Three further bedrooms can be accessed from the landing, the largest having exposed beams and









DESCRIPTION (continued)

two of the bedrooms being good sized singles or guest double bedrooms which have inter-connecting doors. The family bathroom features a bath and a separate shower, toilet, twin wash basins and a heated towel rail.

OUTSIDE

Approaching the property is a paved driveway for two cars with an electric car charging point. The garden has an area of lawn enclosed by hedging and with raised beds with shrubs and flowers. A newly laid patio provides a wonderful area for outside dining and entertaining with a further decked area for seating with views over rooftops to open countryside. A pathway leads to a cellar/workshop which has light and power and could be used for a variety of uses.

LOCATION

Chilcompton Village offers an excellent range of amenities and boasts a thriving community. The village has a post office, doctors' surgery, shop, garage, farm shop with café, church, recreation ground together with the Redan Inn, which in recent years has won several awards.

Chilcompton is set within the picturesque Mendip Hills, renowned for its beautiful countryside and is within easy commuting distance of Wells, Bath and Bristol. The world heritage City of Bath provides an excellent range of retail outlets, the Theatre Royal, Thermae Spa and a fabulous

selection of restaurants and bars. The historic city of Wells is approximately 15 minutes from Chilcompton. and is the smallest city in England. It offers a fantastic range of independent shops and boutiques, restaurants, public houses, banks, library, cinema, and churches. There is a vibrant market on Wednesday and Saturday in the Market Place.

Chilcompton has a primary school which currently has an 'outstanding' Ofsted rating. Downside School is situated in the nearby village of Stratton-on-the-Fosse and Wells Cathedral School and Millfield School are also close by. Nearby State schools include Norton Hill School in Midsomer Norton and The Blue School in Wells.

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From Wells take the B3139 to Chilcompton. Continue through the village and turn left opposite the co-operative store into Bakers Lane, the property can be found a little further along on the right-hand side, just before the turning to Fry's Well and Bowden Hill.

REF:WELJAT27052025



Local Information Wells

Local Council: Mendip District Council

Council Tax Band: F

Heating: Gas central heating.
Solar panels fitted to the south elevation providing power to the house.

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

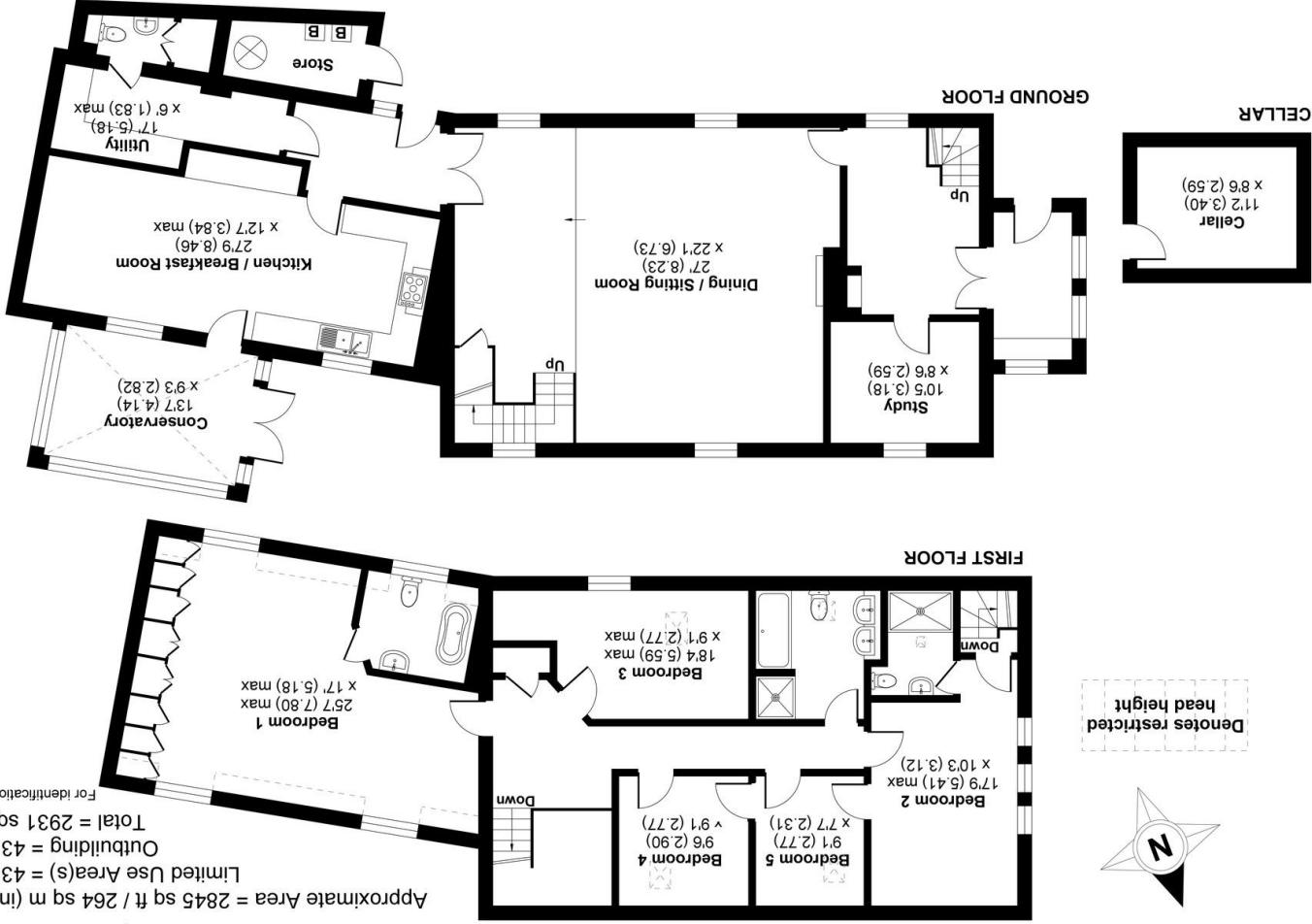


Nearest Schools

- Chilcompton
- Wells
- Midsomer Norton

Bakers Lane, Chilcompton, Radstock

Approximate Area = 2845 sq ft / 264 sq m (includes cellar)
Limited Use Area(s) = 43 sq ft / 4 sq m
Outbuilding = 43 sq ft / 4 sq m
Total = 2931 sq ft / 272 sq m
For identification only - Not to scale



RICS
Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nhdhcom 2021.
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WELLS OFFICE

telephone 01749 676524

19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

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