



The Cider Barn, Panborough, Nr Wells, BA5 1PN

£835,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

Set in the village of Panborough, between Wells and Wedmore is this recently renovated, detached, former Cider Barn. This property has undergone a full scheme of renovation (finished in 2020) and is stylishly presented with high quality fixtures and fittings throughout, six bedrooms (three ensuite), large garden with open fronted barn and parking for four cars.

Upon entering is a good sized entrance hall with flagstone floor, exposed stone wall, skylight and rustic panelled wall with built-in planters. A sliding door opens to the office, again with flagstone floor and skylight. This versatile room could also be used as a playroom or utility room as it has all the plumbing in place. From the hall is the stunning open plan kitchen and dining room with flagstone floor and exposed natural stone. The bespoke kitchen, crafted by Burghley bespoke interiors, has a range of units with a mixture of oak doors and a painted finish in Farrow and Ball 'Stiffkey Blue', all with 'soft close' and topped with attractive leathered quartz worktops. Double doors open to a 'Coffee Station' where appliances can be neatly tucked away and in the corner double doors open into a large, shelved, walk-in pantry with space and plumbing for a dishwasher. Within the kitchen is a sink and space for both an American style fridge Freezer and a range cooker. A breakfast bar to seat three to four people is topped with natural wood and naturally divides the kitchen from the dining area. The dining area, with space to comfortably accommodate a table to seat eight to ten, benefits from a multi-fuel stove and tri-folding doors leading out to the patio and garden beyond. From the kitchen a door opens into a large double bedroom with window to the side, rustic wood panelled wall, skylight and ensuite shower room, this versatile space

could also be used as snug or larger home office. The ensuite comprises, WC, wash basin and shower with attractive wood effect porcelain tiles. From the dining area steps lead up to the dual aspect sitting room with wooden floor, exposed stone wall, two large windows looking out over the garden and views beyond and a multi-fuel stove as the focal point. Double doors open into the inner hall with doors out to the garden, oak staircase to the first floor and understairs laundry cupboard with space and plumbing for washing machine and tumble dryer. Leading off the hall is the generously proportioned principal bedroom which features exposed stone, windows to the rear, built-in book shelves and a rustic panelled feature wall with 'hidden' doors leading to two walk-in dressing rooms, both with shelves and hanging space. The ensuite bathroom has wood effect porcelain tiled floor, attractive teal chevron wall tiles, WC, vanity wash basin and shower enclosure with brass fixtures and fittings throughout.

Stairs rise to the first floor with four further bedrooms (one ensuite) and the family bathroom. The ensuite bedroom is a good size double with a window to the rear and exposed stone wall. The ensuite, with marble tiles, comprises corner shower enclosure, hidden cistern WC, vanity wash basin and modern towel radiator. Three further bedrooms on this level are all double in size with exposed stone walls, countryside views and one with a skylight. The well-appointed family bathroom is fully tiled with attractive textured tiles and comprises; Jacuzzi bath, vanity basin, hidden cistern WC, shower enclosure and large skylight.

The property benefits from extremely high-speed internet with speeds of up to 500mbps supplied via Truespeed.









OUTSIDE

A private lane, with right of access, leads to the gravelled parking area with space for four cars and log storage. From the parking area, a wooden gate with arch above opens to the garden. A gravel path and steps lead up to the front door. To the side of the property is a gravel path with borders of mature shrubs and flowering plants. To the front of the house are two areas of patio, ideal for outside furniture and entertaining and opening onto a large lawned garden. Within the garden are mature trees including a majestic willow, a raised border and timber planters all planted with shrubs and flowering plants. In one corner is a fire pit with seating area and in the other is a wooden shed. From the patio, and also accessed from the inner hall is a large timber deck leading to an open fronted timber barn. This fabulous space benefits from light and power and is currently used for covered outdoor entertaining with plenty of space for seating. Beyond the barn, neatly tucked away, is the oil tank. At the side of the house, attached to the barn is a useful workshop/storage shed. A path leads round, past a planted flower bed, to the rear of the property.

LOCATION

Panborough is a small village between Wedmore and the cathedral City of Wells. Wedmore has a wide range of shopping and leisure facilities including golf, tennis and cricket clubs and has a very active social scene.

Nearby, the picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets

(including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

VIEWING

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

DIRECTIONS

From Wells take the B3139 passing through the villages of Wookey, Henton, Yarley and Bleadney. Upon entering the village of Panborough, passing Tilleys Drove on your left continue for 200m and turn left, just after a sign to 'Bottom Barn' onto a gravelled lane. The parking area for The Cider Barn can be found immediately on your right.

REF:WELJAT16122024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: To be advised

Heating: Oil fired central heating

Services: Private drainage, mains water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads

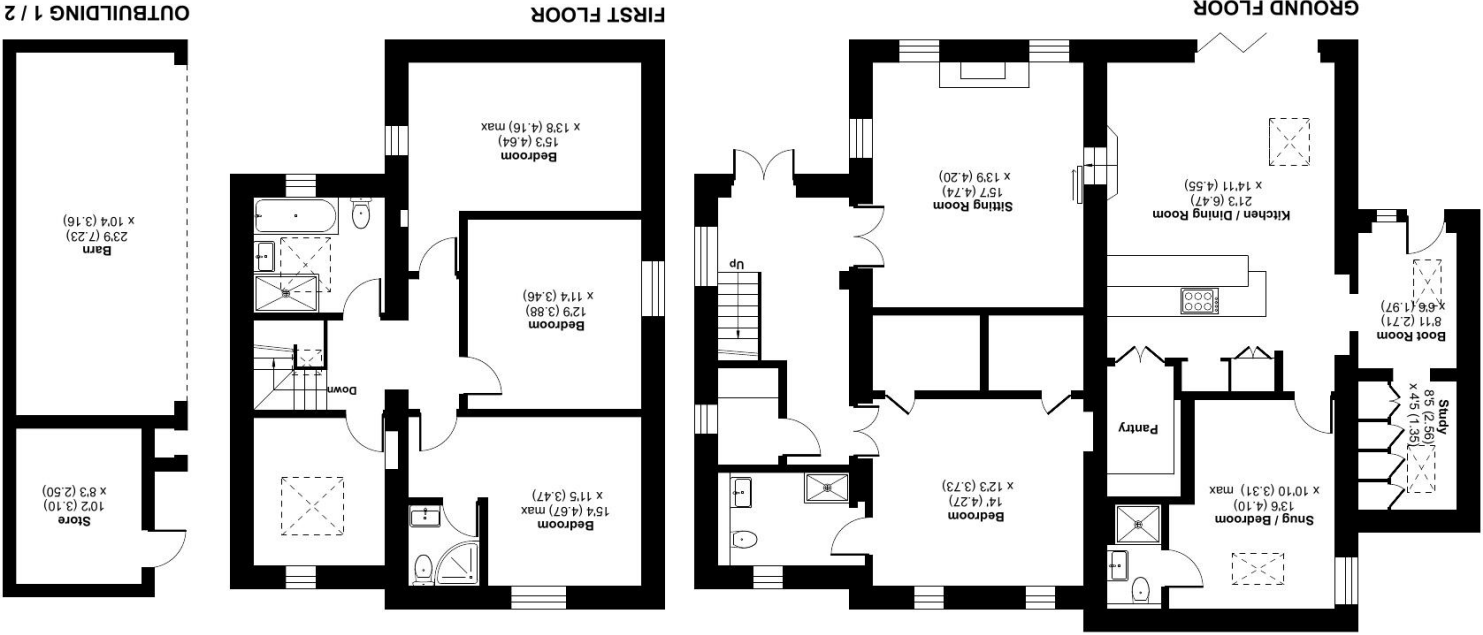


Nearest Schools

- Wedmore & Wookey (primary)
- Wells (primary and secondary)

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Approximate Area = 2218 sq ft / 206 sq m (excludes store)
Outbuildings = 329 sq ft / 30.5 sq m
Total = 2547 sq ft / 236.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024.
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