



Fishers Orchard, Yarley Hill, Yarley, Nr Wells, BA5 1PA

Freehold £795,000

COOPER
AND
TANNER



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 3-4  4  3 EPC F
£795,000 Freehold

DESCRIPTION

A charming three bedroom character cottage with an attached one bedroom annex, nestled in a quiet rural setting in the village of Yarley with breath-taking countryside views of The Mendip Hills and glorious sunsets. Fishers Orchard is presented in excellent order throughout and is set in just under half an acre of grounds which have been beautifully tended to by the current owners.

Approaching the property is a pretty arch and gates opening to the front garden. A path leads to front door and reveals the gorgeous views over open fields and gardens. Upon entering the house are flagstone floors, a beautiful brick fireplace and storage beneath the stairs for shoes and coats. The sitting room features an array of period features with exposed beams, blue lias stone walling, a window seat and a wood burner as the focal point. From the sitting room is a door which can open into the adjacent annex which allows for the property to be used as a whole house if desired. Also situated off the sitting room is a home office with exposed wooden beams, parquet flooring and a lovely dual aspect view, overlooking the gardens. The kitchen comprises a range of solid wood units topped with granite worksurfaces, an 'Everhot' Range cooker, space for a dishwasher, wonderful garden views and is open to the vaulted dining/garden room. Benefitting from an abundance of natural light is the garden room, a stunning reception room benefitting from exposed beams, ample space for a substantial dining table and chairs along with a triple aspect and French doors opening out to the gardens. The room makes for a brilliant space to entertain with

friends and family and benefits from wonderful views. Accessed from the kitchen, is an inner hall leading to a shower room, a single bedroom with garden views and a utility room with ample storage and plumbing for white goods.

The stairs rise to a spacious open dual aspect landing with exposed floorboards, incredible views and providing access to two double bedrooms and the family bathroom. The family bathroom features a bath with shower above, toilet, wash basin, heated towel rail and storage. The principal bedroom is a spacious double with elm floorboards, beautiful views and fitted wardrobes. The second double bedroom also has beautiful views, along with a window looking into the garden room. The property benefits from Truespeed fibre broadband.

THE ANNEX

The attached annex offers a wonderful opportunity for either family, friends or to be used as a holiday let if desired. Upon entering the house is a kitchen featuring an array of units, a built-in fridge/freezer, electric oven and hob and windows to the front and side. A large shower room can be accessed from the kitchen with a walk-in shower, wash hand basin and w/c. The sitting/dining room features French doors out to the garden, exposed wooden beams and gorgeous views.

Stairs lead to the first floor which features a magnificent double bedroom with a vaulted ceiling with exposed beams, blue lias stone walling and countryside views.









OUTSIDE

The property is set in just under half an acre of beautifully tended grounds which wrap around the house. The majority of the garden is laid to lawn with a wide variety of shrubs, rose bushes, flowers, fruit trees and an established vegetable patch and greenhouse. Within the garden are several areas for seating, designed to benefit from the sunshine throughout the day. From the garden room is a decorative patio, perfect for outside seating, dining and entertaining with stunning views of the Mendip Hills in the background. At the back of the garden is a pedestrian gate leading out onto a public footpath, perfect for countryside walks.

Approaching the property is a driveway to accommodate four to five cars and leading to a double garage with attached workshop/barn. The recently re-roofed double garage and workshop has light and power, an electric roller door, a pedestrian door for access and an abundance of space for tinkering with cars, storage space or to be converted into a further holiday let, subject to the necessary consents.

LOCATION

Yarley is a small hamlet situated between Wells and Wedmore.

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 signposted to Wedmore. Follow this road to the village of Yarley. At the crossroads turn left onto Yarley Hill continue for 200m and the property can be found on the right.

REF:WELJAT14102025



Local Information Wells

Local Council: Somerset Council

Council Tax Band: Main House – Band 'F'
Annex – Band 'A'

Heating: Oil fired central heating

Services: Mains drainage, mains water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary



Nearest Schools

- Wookey (Primary)
- Wells (Secondary)

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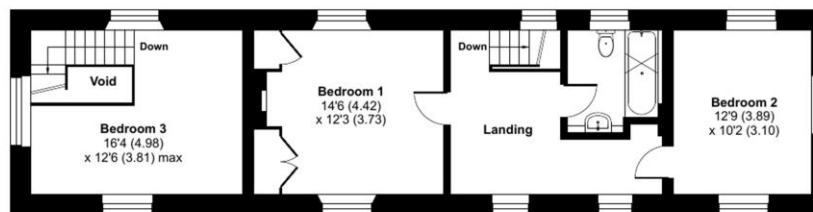
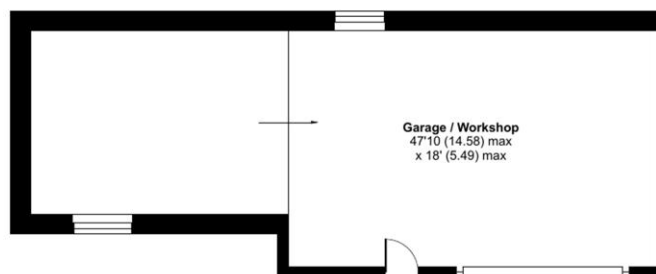
Yarley Hill, Yarley, Wells, BA5

Approximate Area = 2263 sq ft / 210.2 sq m

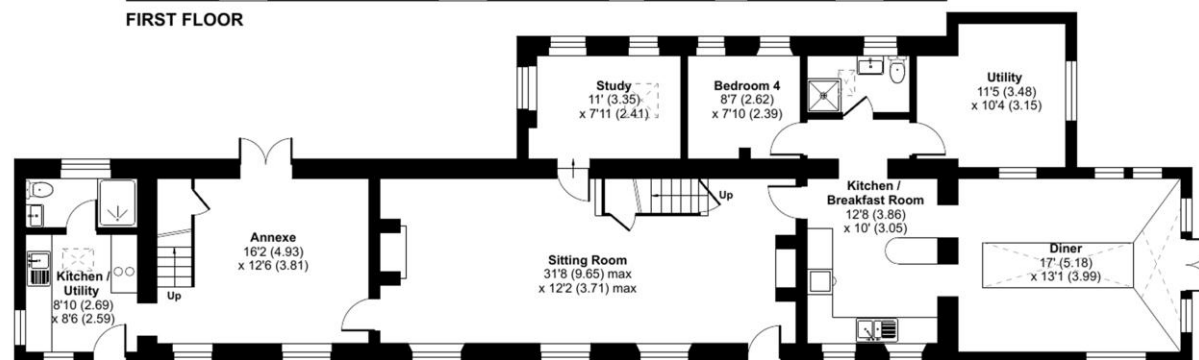
Garage / Workshop = 782 sq ft / 72.6 sq m

Total = 3045 sq ft / 282.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Cooper and Tanner. REF: 1038226