



Willow Cottage, Ashmoor Drove, Wookey, Nr Wells, BA5 1NS £650,000 Freehold

COOPER
AND
TANNER



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 4-5  2-3  2 EPC D

£650,000 Freehold

DESCRIPTION

Set in an idyllic, rural location with spectacular, uninterrupted views over the Somerset Countryside to Glastonbury Tor from every room, is this charming Somerset Long House. This detached property sits beside the River Sheppey and benefits from five bedrooms (two with ensuite facilities), an open plan kitchen dining room, sitting room, utility room, cloakroom and attractive South facing gardens.

Upon entering is the bright utility room with quarry tiled floor, dual aspect with wonderful far-reaching views, along with space and plumbing for a washing machine. In one corner a door opens to a cloakroom with WC, vanity wash basin and modern towel rail. The kitchen dining room is a lovely triple aspect room with verdant views to the front, side and rear. The space is divided by a kitchen peninsula with the dining area to one end having concealed lighting and space to accommodate a dining table to seat eight to ten people comfortably. The kitchen, again with views to the front and rear, has an array of cabinets with wood doors. Bosch extractor fan, space for a freestanding cooker, space and plumbing for a dishwasher and a perfectly positioned one and a half bowl sink with a stunning view of Glastonbury Tor. The sitting room with windows to the front and rear has window seats, ideal spots to sit and enjoy the panoramic view. along with wooden floors, wall lights and wood burning stove with wooden mantle as the focal point. From the sitting room is a hall and pantry area along with stairs to the first floor. The pantry, formerly the front porch has shelving on either side and the front door has been boarded on the inside (the front door is still in situ and could easily be opened up again, if desired). From the hall is a versatile room, currently presented as a fifth bedroom but

could equally be used as snug, playroom or study. Once again this dual aspect room has marvellous views and features a shelved alcove, exposed beam and a wood burning stove.

On the first floor is a landing with vaulted ceiling, painted beams, wall lights and windows to the rear with bespoke shutters. leading off the landing are four bedrooms and the family bathroom. The dual aspect principal bedroom has built-in wardrobes, a built-in cupboard, useful 'niches' above the bed and a large picture window, perfectly framing the southerly view with Glastonbury Tor in the centre. The ensuite bathroom comprises large walk-in shower, WC and wash basin. Adjacent is the family bathroom with tiled floor, 'P' shaped bath with shower above, Vanity wash basin, WC, modern towel radiator, airing cupboard and window with bespoke shutter and glorious view. At the opposite end of the house, is a second dual aspect double bedroom with vaulted ceiling, ensuite cloakroom, built-in wardrobe and countryside views. Two further bedrooms are both double in size with part vaulted ceiling, painted beams, wonderful southerly views and one having a built-in wardrobe.

The property benefits from Truespeed ultrafast broadband.

OUTSIDE

To the front of the house is a South facing patio area, ideal for outside furniture and entertaining. A low stone wall borders the River Sheppey which runs at a much lower level. The current owner has a rowing boat and it is possible to row to the nearby Sheppey Inn for a pint of cider! From the patio a gate opens to a side garden which









OUTSIDE (continued)

is mainly laid to lawn with Wisteria arch, pergola, borders of mature trees and shrubs, two wooden sheds and a path to the front gate which opens on to the lane. From the lawn is a deck over the river, offering a further area to sit and relax. A second area of garden runs along the bank of the river and is mainly laid to lawn with vegetable beds, fruit trees, wildflower borders, willow trees and a shed/store with open front.

Please note: The garden is divided into two parts with a gravel area, leading to the bridge, between them. This area does not form part of the property and is owned by a local farmer, who uses it to access the fields beyond. The vendor has an informal agreement with the farmer to park there - moving cars if access is required by the farmer. It would be possible to create dedicated parking within the garden, if desired.

LOCATION

The property is located in a rural setting between the Hamlet of Fenny Castle and the village of Godney. Close by is Wookey, a vibrant village with a strong community spirit surrounded by beautiful countryside in the Mendip Hills. Wookey has three public houses, a 14th century church, a primary school, founded in 1880, for children aged 4 to 11, a well-equipped play area and playing fields, a village hall, Wookey Farm & shop and 'Wookey Hub' shop and Café. The Post Office operates on three mornings a week from Burcott flour mill. Nearby Godney benefits from excellent tea rooms and a well-supported public house (which you can row to!)

The picturesque Cathedral City of Wells is only three miles away and 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 Wookey. Once entering the village continue for approx, 1 mile and take the second turning on the left into Castle Lane. Continue for 800m and at the 'triangle' continue round to the left. Continue for a further mile, passing the 'Fenny Castle' sign on your left. The property can be found after a further 400m. What3words: Establish.land.peachy

REF:WELJAT01092025



Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Biomass heating, Solar panels and PV tiles.

Services: Private drainage (via septic tank), mains water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

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

GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 1529 sq.ft. (142.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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