



Brewer Court, Brewery Lane, Oakhill, BA3 5AT

£880,000 Freehold

COOPER
AND
TANNER



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 4+1  2+1  2+1 EPC D

£880,000 Freehold

DESCRIPTION

A stunning four bedroom barn conversion with a one bedroom annexe, triple garage, two bay car port and stunning manicured gardens within the heart of Oakhill. Converted in 1988, the current owners have updated this spacious property with a new kitchen, new bathrooms and tasteful decoration throughout. Situated away from busy roads the property is set down a quiet lane allowing privacy and yet still within walking distance to the facilities that Oakhill has to offer.

Approaching the property, through the attractive front garden, is a covered porch opening into a light and airy tiled entrance hall. The hall provides access to a utility room with ample units for storage, sink, along with space and plumbing for both a washing machine and tumble dryer. A boot room, with space for coats and shoes, leads through to a half panelled cloakroom with WC and wash hand basin. The substantial kitchen/dining room comprises a range of recently fitted base units with soft close doors and drawers with open oak shelving, glazed cupboard and bespoke dresser style shelves all finished in a stylish blue grey colour. The kitchen features a double Belfast sink, white quartz worktops, quarry tiled floor and space for a freestanding fridge freezer. Open to the kitchen is the dining area which offers ample space for a generous sized dining table and has sliding doors opening out to the central garden. The sitting room, a well-proportioned room with beautiful views over the front garden, features a stone fireplace with wood burner as the focal point. The room naturally divides to offer a large seating area at one end and a smaller area, ideal for a study or library at the other.

The bedroom accommodation is set in a separate wing accessed from the sitting room. It features a large inner hallway which has a generous store cupboard and built-in cupboards ideal for towels and linens. All four of the

bedrooms in the main house are double bedrooms with all four having the benefit of built-in double wardrobes, exposed beams and gorgeous garden views. The principal bedroom benefits from a dual aspect, French doors opening to the garden and a newly fitted ensuite shower room comprising of a large walk-in shower with attractive hexagonal feature tiles, WC, vanity wash hand basin and heated towel rail. The main family bathroom, again newly fitted has been beautifully designed features a double ended freestanding bath, large walk-in shower, WC and wash basin.

ANNEXE

The attached annexe offers a wealth of potential for either a family member or relative to stay, to use as a holiday let or as a private let, subject to obtaining the necessary consents. It comprises a newly fitted kitchen with a range of pale grey Shaker style units, integrated electric oven and ceramic hob and view to the garden. The bright sitting room has a dual aspect and looks out over the gardens and has the benefit of a fireplace as the focal point (there is a gas fire in situ but it is currently disconnected). Leading off the sitting room is the conservatory. This lovely light airy room which could make for a splendid dining area and has doors opening to onto a private patio and gardens beyond. Within the annexe is a newly fitted Shower room which features a walk-in shower with feature Moroccan style tiles, hidden cistern WC and vanity basin. The double bedroom is a good size with views over the front garden and three sets of double wardrobes. Behind one of the wardrobes is a stud wall which could be opened up and connected to the main house if required.

The annexe benefits from its own patio area which catches the sun throughout the day and has steps leading up to the main garden.









OUTSIDE

A five bar wooden gate opens from the private lane into a spacious parking area which can comfortably accommodate seven or eight cars along with the triple garage and two bay car port. The garage is arranged as a double and single which are connected inside along with having light and power providing a marvellous space for cars or to use as a workshop. Subject to planning the garage offers further development potential to either create a home office, holiday let or additional accommodation. The property itself is arranged in a crescent shape with a central garden which is mainly lawn with hedging and borders. At the front of the property and accessed from the doors in the kitchen is a patio area which makes for a perfect area for alfresco dining. The gardens at the property are beautifully tended by the current owners and provide a variety of different areas to enjoy. The garden is mainly laid to lawn with a vegetable patch, flower beds and a patio, which enjoys the sun throughout the day and late into the evening during the summer months, along with a wide variety of shrubs and trees. An opening in the garden leads through to a private orchard with some newly planted fruit trees along with some established ones, including apples, plums and greengages and is fully enclosed by fencing.

LOCATION

The pretty village of Oakhill lies to the Eastern end of the Mendip Hills within easy commuting distance of Bristol and Bath, five miles from Wells and four miles from Shepton Mallet. The nearby main line rail links are situated at Castle Cary, Bath and Bristol. The village enjoys a varying range of different age

and style of properties with many period and individual homes. Within the village there is a doctors surgery, village churches, village hall and recreation field and two public houses. Oakhill boasts an excellent primary school whilst secondary schools are within easy reach. In addition, The Cathedral School at Wells, Downside at Stratton-On-The-Fosse, All Hallows at Cranmore, Kings, Bruton School for Girls and Millfield at Street are also easily accessible.

Sporting facilities in the area include racing at Wincanton and Bath, golf at nearby Mendip Golf Club and Wells, sailing or fishing at Chew Valley and Blagdon lakes. In addition, there is a Leisure Centre in Wells offering a variety of recreational facilities.

VIEWING

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

DIRECTIONS

From Wells proceed to Shepton Mallet and take the A37 signposted to Bristol. Then take the A367 signposted to Bath. Continue for approximately half a mile to the village of Oakhill. You will see 'The Oakhill Inn' on your right, turn left opposite the pub into the High Street. Continue for 400m and turn right into Brewery Lane (this is between Coronation Court and Chapelfields). The Property can be found a little further along on the left.

REF:WELJAT05042023



Annexe



Annexe



Annexe

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: Main house 'G'
Annexe 'A'

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

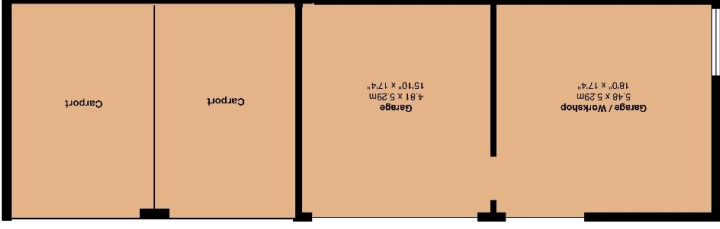
- Oakhill (Primary)
- Wells, Shepton Mallet & Midsomer Norton (Secondary)

Brewer Court, Oakhill



Approximate gross internal floor area - 249.1 m² / 2,682 ft²

We have prepared this plan to show the layout of the floor, measurements of doors, windows, corners and any other items as appropriate 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 for any prospective purchase. The fixtures, systems and appliances shown have not been fixed and no guarantee is given as to their speedily or efficiently can be given. All items are subject to availability.



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