



Rosebud Farm, Lewis Drove, Panborough, BA5 1PT

£1,250,000 Freehold

COOPER
AND
TANNER



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 7  3  2  5 Acres EPC E

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DESCRIPTION

Set in a total plot of five acres, with a two acre swimming lake, is this substantial family home with seven bedrooms, two bathrooms, well-appointed kitchen, spacious sitting room, dining room, downstairs cloakroom, study, utility room, block-built garage and several metal outbuildings/barns. The property would benefit from some cosmetic updating but offers a wealth of well-proportioned accommodation.

Upon entering is an entrance porch with cupboard for coats and shoes, opening into a notably spacious entrance hall with marble effect floor tiles, impressive open tread staircase with galleried landing, ornate plaster ceiling rose, chandelier and plaster niches. Glazed double doors open into the triple aspect sitting room with sliding patio doors to the rear, French doors to the side and window to the front. This bright and spacious room is newly carpeted and features wall lights and an arched stone fireplace as the focal point. From the sitting room, glazed doors fold back to reveal the newly carpeted dining room with window to the rear overlooking the garden, paddock and surrounding lakes. There is ample space to accommodate a table to seat ten to twelve people and a door leading back to the hall. The dual aspect kitchen is a generous size with two doors to the hall, marble effect floor tiles, pale grey Shaker style units with 'soft close' doors and drawers, integrated Bosch eye level oven and grill, integrated fridge freezer, integrated dishwasher, Bosch ceramic hob, pull-out larder unit, quartz work-tops and inset sink along with a central island with curved corners providing further storage and workspace. Adjacent to the kitchen is the utility room with additional grey shaker units, stainless steel sink, space and plumbing for both a washing machine and tumble dryer and a door leading out to the rear

garden. Off the hall is a downstairs cloakroom with built-in storage, WC and wash basin. The study, with window to the rear makes a great place to work from home or alternatively could be used a playroom.

Stairs rise up, past a feature window with views of garden and lake beyond, to the newly carpeted first floor landing with shelved linen cupboard. To the first floor are four double bedrooms and the family bathroom. The principal bedroom benefits from a front aspect with built-in wardrobes and an ensuite bathroom with bath, large walk-in shower, WC and wash basin. Also with a front aspect, is a second spacious double bedroom. Overlooking the garden to the rear, are two further well-proportioned double bedrooms. The family bathroom is fully tiled and has a large shower enclosure and a step leading up to the corner bath, basin and WC. From the landing a door opens to a further staircase, leading up to the second floor.

The second floor landing has a roof window and eaves storage. On this floor are two double bedrooms - one at either end, a single bedroom with roof window, loft hatch and eaves storage and a further room which could be used as a dressing room or converted into a third bathroom, if desired.

OUTSIDE

To the front of the house are grounds of approx. 1.5 acres with a driveway leading, past a large metal barn with hardstanding and two further joined metal barns, to the fenced parking area with ample space for eight to ten cars. To one side is a Dutch barn, with storage area and to the front is a block-built single









OUTSIDE (continued)

garage. On either side of the drive are areas of grass with mature trees. Steps lead up to the front door and a raised walkway, with pedestrian gate to one side, runs around the perimeter of the house. To the side and rear of the house, separated from the gardens and paddock by post and rail fencing, are gravelled areas for seating and entertaining.

To the rear is a large garden, circa. 1.5 acres, laid to grass with post and rail fencing towards the back, giving the option of an enclosed paddock. Mature trees surround the plot on three sides. At the side of the property a jetty gives access to a large swimming lake (circa. 2 acres in size). The lake offers opportunity for swimming and boating alike and is a haven for local wildlife and birds.

LOCATION

Panborough lies 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 the sign on your left, continue for approx 80m and take the first left into Panborough Drove, at the end of the road turn right onto North Chine Drove and then first left into Lewis Drove. Continue for approx.. 400m and the property can be found on the left.

What3words: octagonal.august.issuer

REF:WELJAT17042024



Local Information: Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Gas central heating

Services: Private drainage via septic tank, mains water, & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary



Nearest Schools

- Wedmore, Meare & Wookey (primary)
- Wells, Wedmore & Glastonbury (secondary)

WELLS OFFICE

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



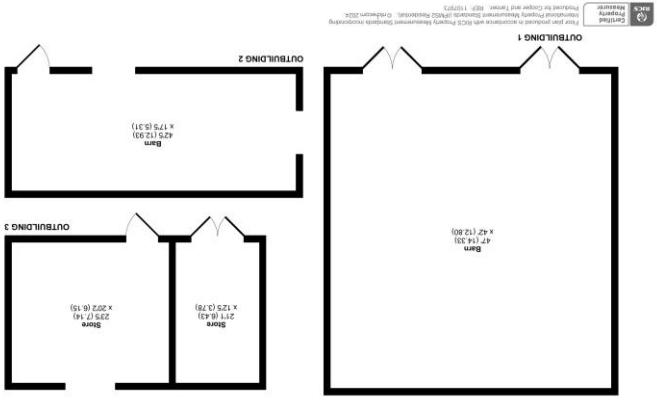
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nhcocom 2024.

Produced for Cooper and Tanner, REF: 1107973



Rosebud Farm, Lewis Drive, Panborough, Wells, BA5
Approximate Area = 3551 sq ft / 329.9 sq m (includes garage and excludes void)
Outbuildings = 3495 sq ft / 324.6 sq m
Total = 7046 sq ft / 654.5 sq m
For identification only - Not to scale

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