



Avalon House, Lower Godney, Nr Wells, BA5 1RZ

Freehold £950,000

COOPER  
AND  
TANNER



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£950,000 Freehold

## DESCRIPTION

A handsome five double bedroom period property set within the heart of the desirable village of Godney with beautiful gardens, a 3 acre paddock and within easy reach of Glastonbury, Street and Wells. The unlisted former farmhouse dates back to the early 1800's, having been updated and improved by the current owners with a new kitchen and roof.

Upon entering the house is a light and spacious hall with views looking out towards the manicured gardens to the rear and a staircase leading to the first floor. The kitchen/dining room is a warm room that the family congregate with ample space for a table for six people and comfy seating overlooking the gardens to the front. The kitchen comprises a range of fitted units with soft close doors and drawers, electric oven and hob, larder style cupboard, dishwasher and an AGA as the focal point. A utility room can be accessed from the kitchen which provides additional storage, plumbing for white goods, a separate w/c and a door opening out to the patio and gardens to the side and rear. The formal dining room is a wonderful space for entertaining and dinner parties with a large fireplace as the focal point and views to the front garden. The room can comfortably accommodate a table for twelve to fourteen people whilst still leaving space for furniture or comfortable seating, if desired. A home office provides a brilliant space for working from home with good internet speeds available and a lovely Easterly aspect over the gardens. The well-proportioned sitting room has

an array of features such as corning, ceiling rose, a 'Jet-Master' open fireplace as the focal point and two sets of window looking over the well-tended gardens. From the main hall is a conservatory with wonderful triple aspect garden view, a modified roof - to allow the room to be used throughout the year, along with French doors opening out to the patio and gardens beyond.

Stairs rise to the galleried first floor landing with bespoke bookshelves, large linen cupboard and an abundance of natural light. The principal bedroom is spacious in size with views to the front of the house and a large ensuite bathroom comprising; a roll top bath, walk-in shower, toilet, wash basin and heated towel rail. Accessed from the bedroom, is a large dressing room which could equally be used as an office/nursery room. From the landing are four further double bedrooms, all of which are of a generous size and looking out over the gardens with two of them also having the benefit of a dual aspect. The main bathroom features a bath, separate shower, toilet, wash basin, heated towel rail and a porthole window offering views to the front of the house.

## OUTSIDE

The gardens have been transformed by the current owners who have created a wonderful oasis benefitting from sun throughout the day with various sitting areas, perfect for outside dining and entertaining. Accessed from the conservatory, is a brick pathway bordered by established









## OUTSIDE (continued)

lavender bushes leading to a large area of lawn with flower beds, mature shrubs and trees. Various outbuildings provide storage for wood and garden machinery whilst two greenhouses can be found within the garden, one having heating. To the rear of the garden are productive vegetable patches and a chicken run. The garden borders the River Sheppey with direct access, perfect for those who like paddle boarding or canoeing.

Accessed from the bottom of the garden is a level 3 acre paddock which offers a wide variety of uses, perfect for sheep, goats or to keep a horse and currently looked after by a local farmer, who cuts the grass.

Approaching the property is a paved driveway to accommodate three to four cars, leading to a large single garage with barn doors. Additional parking can be had opposite the house which can accommodate a further five cars, if required.

## LOCATION

The village of Godney is situated between the Cathedral City of Wells and Glastonbury. There is an excellent public house, The Sheppey Inn, and a village hall.

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 A39 towards Glastonbury. Continue through the village of Coxley, into Polsham. In Polsham, turn right signposted to Godney. Upon entering Godney continue for approx. 800m you will pass Willow Bridge Farm on the left (with modern bridge). Continue for a further 250m and turn left across the second bridge. Avalon House can be found immediately on the right. If you pass the Sheppey Inn you have gone just a little too far!

REF:WELJAT16102024



Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** G

**Heating:** Oil fired central heating

**Services:** Private drainage, mains water & electricity

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary



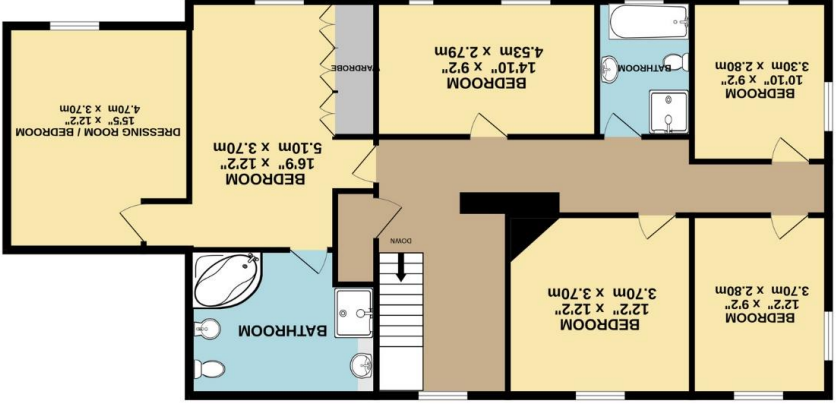
### Nearest Schools

- Coxley & Wells (primary)
- Wells (secondary)

GROUND FLOOR  
1461 sq.ft. (135.8 sq.m.) approx.



1ST FLOOR  
1312 sq.ft. (121.9 sq.m.) approx.



TOTAL FLOOR AREA : 2773 sq.ft. (257.6 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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WELLS OFFICE

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