



Furlong House, Ford Lane, Henton, Nr Wells, BA5 1PD

£1,200,000 Freehold

COOPER
AND
TANNER



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 6  5  5  1.58 acres EPC D

£1,200,000 Freehold

DESCRIPTION

An impressive family home in the desirable village of Henton, set in stunning grounds extending to circa 1.58 acres with the Mendip Hills as a backdrop. The property benefits from five bedrooms (three ensuite), triple garage with additional ensuite bedroom above, gated gravel drive and generous living accommodation.

Upon entering the property is a spacious entrance hall with terrazzo tiled floor, ground floor WC, understairs cupboard and a further full height cupboard, ideal for coats and shoes and housing the water softener. Glazed doors lead to the kitchen and sitting room. The kitchen/breakfast room is a good size with ample wall and base units with beech country style doors and drawers, plate racks and decorative pillars along with an integrated dishwasher, cooker hood and space for a range cooker. The sink is perfectly positioned to enjoy views over the garden and within the kitchen is plenty of space for a table to seat six people comfortably. Off the kitchen is the utility room with further cupboards, a sink, space and plumbing for a washing machine and tumble dryer and a stable door leading out to a side patio. The spacious dining room, with a glazed door from the kitchen, can comfortably accommodate a dining table to seat twelve and has French doors leading to the conservatory and an arch through to the sitting room. The sitting room is dual aspect with views to the front and French doors leading to the conservatory. A central fireplace with inset woodburner makes a lovely focal point and a door leads through into the snug. The snug offers further room for comfortable seating and has two windows overlooking the rear gardens. Leading off the snug is the study, again with views over the garden. The sizable conservatory, accessed from both the dining room and the sitting room, is a wonderful space with honey coloured Travertine tiled floor, and two sets of French doors out to the garden. There is plenty of space for both

additional dining furniture and comfortable seating and is the perfect spot to sit and enjoy the garden, whatever the weather.

Stairs rise to the first floor with a galleried landing and two windows, flooding the space with natural light and offering views over the pretty front gardens. Leading directly from the landing are five bedrooms and the family shower room. The principal bedroom is a bright and generous room with two windows with a rear aspect over the garden, two built-in wardrobes and a well-appointed ensuite bathroom with large walk-in shower, freestanding slipper style bath, WC, wash basin and heated towel radiator. A second ensuite bedroom has a front aspect with trees and fields in the distance, two built-in wardrobes with a dressing table between and an ensuite bathroom comprising; bath with overhead shower, WC and washbasin. Bedroom three, also ensuite, has a rear aspect over the garden towards the Mendip hills and benefits from a built-in wardrobe. The ensuite has a 'Velux' roof window, bath with overhead shower, WC and wash basin. Bedroom four, again with views over the garden, is double in size and has a built-in wardrobe with shelves and hanging rail. Bedroom five is a cosy double with a front aspect. The family shower room with views to the front comprises; shower cubicle, WC and wash basin. Accessed from an external staircase is a further bedroom over the triple garage. Having its own separate access, the versatile sixth bedroom, again with ensuite, offers scope to be used as a hobby room, office, space for a dependent relative, business premises (subject to necessary consent) or to generate an additional income and has views over the garden.

The property benefits from Photo voltaic solar panels which provide electricity for the property and also generates an income of circa. £2600 per annum. There are also separate solar panels which directly heat the hot water. Truespeed fibre broadband is connected, with speeds of 150mbps.









1.586 acres
0.642 ha

Furlong House

Marlborough House

15.8m

Moorfields

The Stable

Lower River Axe

Fisher Reach

Wildings

River House

Riverside

Jashay Cottage

Close House

Upper Ford House

Ford Farm

Walnut Tree

Manor Farm

0 + 25 m 50 m

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OUTSIDE

To the front of the property, wrought iron gates lead to the gravel drive which offers parking for several cars and leads to the triple garage which has three sets of wooden double doors, power, lighting and houses the oil-fired boiler. The front garden borders the River Axe, which gently flows by at a lower level, and has attractive borders of mature trees and shrubs, an area of lawn and pedestrian gates on either side of the property leading through to the rear garden.

The rear garden is beautifully tended with a large expanse of lawn, mature trees and shrubs and a well-stocked vegetable garden. To the rear of the house is a large patio area, ideal for outside dining and entertaining. The patio wraps around the side of the house with a practical area for the washing line and bins. The garden is fully enclosed and features a large central bed planted with an array of trees and shrubs and offering year-round colour and interest. Within the garden are numerous trees including, mock pear, black walnut and oak along with fruit trees such as pear, several apple varieties, plums and greengage. To one side the enclosed vegetable garden features soft fruits, potatoes, courgettes, beetroot and runner beans, to name but a few. A wooden shed offers garden storage and a large woodstore keeps the logs dry. Alongside is a large greenhouse with prolific crops including, tomatoes, chillies and cucumber.

To the very rear of the garden, a footpath runs within the curtilage of the property. However, the current owners have planted a hedge to separate it from the main garden and therefore it does not affect the enjoyment of the garden in any way.

LOCATION

The village of Henton lies conveniently situated between the cathedral city of Wells and the picturesque and popular village of Wedmore.

The 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 and several churches.

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.

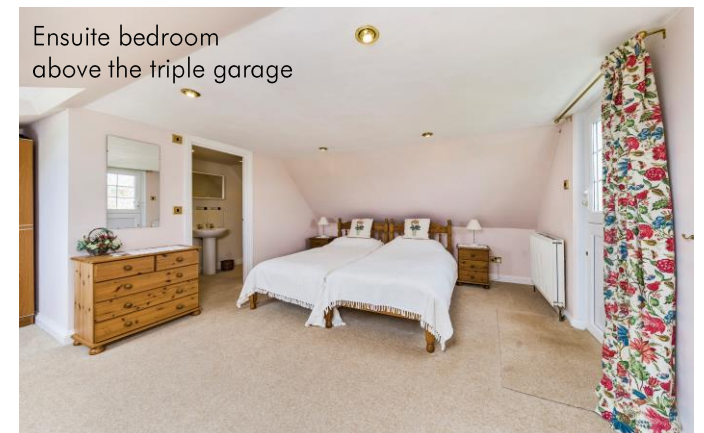
VIEWING

Viewing is strictly by appointment with Cooper and Tanner.
Tel: 01749 676524

DIRECTIONS

From Wells take the B3139 (Wells Road) towards Wedmore. Continue through the villages of Wookey and Worth to Henton. Upon entering Henton, continue for approx. 200 metres and take the first right onto Ford Lane. The property can be found on the left-hand side after approx. 50m.

REF:WELJAT24072023



Local Information Wells

Local Council: Somerset

Council Tax Band: E

Heating: Oil Fired Central heating and electric heating & water powered by solar panels

Services: Mains drainage, water and electricity



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

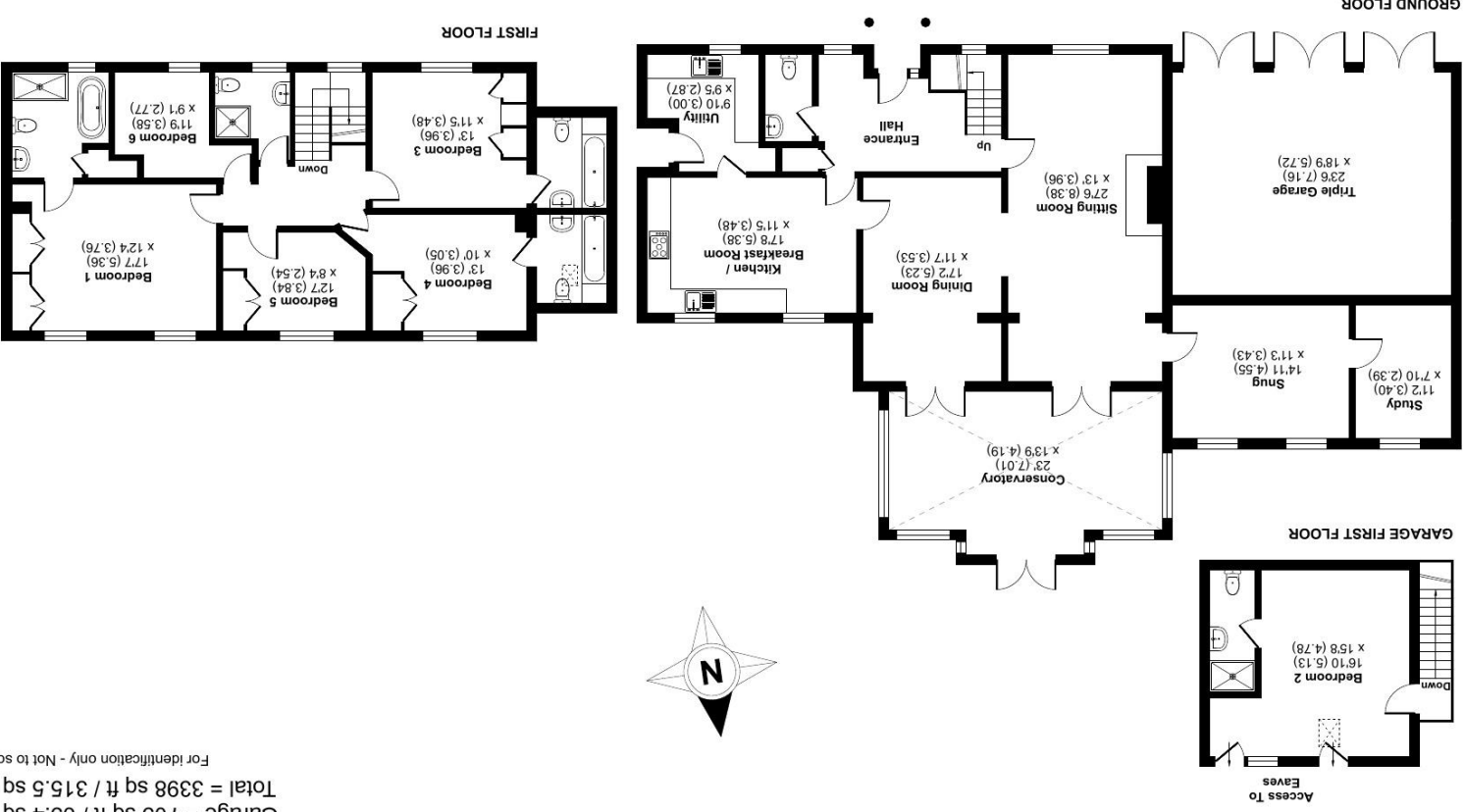


Nearest Schools

- Wookey (Primary)
- Wells (Primary & Secondary)

Henton, Wells, BA5

Approximate Area = 2693 sq ft / 250.1 sq m
 Garage = 705 sq ft / 65.4 sq m
 Total = 3398 sq ft / 315.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nichcom 2023. Produced for Cooper and Tanner. REF: 1011295

WELLS OFFICE

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