



Brook House, Church Lane, Chilcompton, Nr Radstock, BA3 4HP

£875,000
Freehold

COOPER
AND
TANNER



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 4  2  2 EPC Not required
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DESCRIPTION

Set on a quiet lane, close to the village church, in the desirable village of Chilcompton is Brook House. This attractive, 17th century, Grade II listed, home is beautifully presented throughout and benefits from generously proportioned rooms, a wonderful kitchen, four bedrooms, beautifully tended gardens, gravel drive, garage, stone barn and a large summerhouse / log cabin.

Upon entering is a spacious and welcoming entrance hall, with carved exposed beams, wall lights, understairs cupboard and an attractive staircase, with fretwork 'spindles', leading the first floor. The sitting room, which benefits from a triple aspect and glazed door to the garden is a generous yet cosy room with beamed ceiling, wall lights and inglenook fireplace with woodburning stove as the focal point. Across the hall is the dining room with mullioned windows looking out to the front and side of the house, beamed ceiling, wall lights and inglenook fireplace with woodburning stove. There is ample room for a dining table to seat ten to twelve people along with additional furniture. At the rear of the hall is a lobby leads to a cloakroom with WC and wash hand basin. The lobby features a tiled floor, inset bookshelf and a half-glazed door to the patio and attractive gardens beyond. The kitchen, at the rear of the house, has been fitted in recent years and benefits from and array of fitted cabinets with pale grey Shaker style doors and drawers topped with granite countertops. A kitchen island, with curved front, sits in the centre offering further storage and workspace and provides a perfect spot to sit for breakfast and morning coffee. Within the Kitchen are integrated appliances including a fridge freezer, dishwasher and washing machine along with a stunning duck egg blue AGA with wooden beam above. The sink is perfectly positioned in front of the window to enjoy garden views.

On the first floor is a spacious galleried landing, with mullioned window to the front and offering space for a study, views over

neighbouring fields and leading to the four bedrooms and family bathroom. The principal bedroom, at the rear of the house, benefits from a dual aspect and is a light and spacious room with part-vaulted ceiling and exposed trusses. Within the bedroom are built-in cupboards and a shelved airing cupboard housing the hot water cylinder. The ensuite shower room, with part-vaulted ceiling and exposed trusses features a shower enclosure with marble panels and waterfall head, WC, wash basin with shelving and modern towel rail. To the front of the house is a generous double bedroom with built-in wardrobes, built-in dressing table and further storage. A mullion window with deep cill offers a view over the pretty brook, across the lane, which gently flows by. Again, at the front of the house is a further bedroom, currently presented with bunk beds but offering space for a double bed. A built-in wardrobe with drawers beneath offers plenty of storage and a mullion window looks out over the brook to the Somerset countryside beyond. The fourth bedroom is a cosy double with high level built-in cupboards, part vaulted ceiling, exposed beams and view over the beautifully tended gardens to countryside beyond. The family bathroom, with rear aspect, comprises; 'P' shaped bath with shower above, WC, bidet, wash basin, modern towel radiator and built-in shelves.

OUTSIDE

Approaching the property is a five bar gate leading to a gravel drive a parking area with space for four to five cars comfortably. To the front of the house, a wrought iron gate opens to a gravel path leading to the front door and along the front of the house. Adjacent to the path is a beautifully planted border with an array of roses.

At the rear of the house, accessed from both the sitting room and rear lobby, is a sheltered patio with space for outdoor furniture and entertaining. The patio is bordered by curved beds with attractive planting including roses, shrubs and trees.









OUTSIDE (continued)

The rear gardens have been lovingly tended by the current owner and features a beautifully manicured lawn, neatly clipped hedges, borders of mature trees and shrubs along with specimen planting, climbing plants, two apple trees and a circular rose bed. A stunning Wisteria, a small spring meadow and spring bulbs provide early colour along with a large swathe of daffodils. At the bottom of the garden are raised vegetable beds planted with numerous fruits and vegetables. A greenhouse offers space to grow salad vegetables and seedlings. Adjacent to the parking area is a stone-built garage with space for a small car, shelving, woodstore and a roof light. Next to the garage is a versatile room offering a multitude of options. This bright room with two roof lights has a window to the side, a door and French doors to the garden. This space, currently used for storage and crafts, benefits from light and power and would also be ideal for a home-based business, games room or artist's studio. Adjacent is a large timber summerhouse/lodge providing a shady spot on a summer's day and again offering plenty of additional uses.

Please note: A very small triangular area at the bottom of the garden is Duchy land and has been gardened by the current owners in agreement with the farmer.

LOCATION

Chilcompton Village offers an excellent range of amenities and boasts a thriving community. The village has a post office, doctors' surgery, shop, garage, farm shop with café, churches, recreation ground together with the Redan Inn, which in recent years has won several awards.

Chilcompton is set within the picturesque Mendip Hills, renowned for its beautiful countryside and is within easy commuting distance of Wells, Bath and Bristol. The world heritage City of Bath provides an excellent range of retail outlets, the Theatre Royal, Thermae Spa and a fabulous selection of restaurants and bars. The historic city of Wells is approximately 15 minutes from Chilcompton. and is the smallest city in England. It offers a fantastic range of independent shops and boutiques, restaurants, public houses, banks, library, cinema, and churches. There is a vibrant market on Wednesday and Saturday in the Market Place.

Chilcompton has a primary school which currently has an 'outstanding' Ofsted rating. Downside School is situated in the nearby village of Stratton-on-the-Fosse and Wells Cathedral School and Millfield School are also close by. Nearby State schools include Norton Hill School in Midsomer Norton and The Blue School in Wells.

VIEWING

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

DIRECTIONS

From Wells take the B3139 to Chilcompton. Upon entering the village continue past the 'Mulberry' factory and take the next left into Parsonage Lane, continue for approx. 900m an turn left at the junction onto The Street. Continue for approx 250m taking the second left into Church Lane. Brook House can be found a little further along on the left.

REF:WELJAT16032026



Local Information Wells

Local Council: Somerset Council

Council Tax Band: G

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

- Chilcompton (primary)
- Wells & Midsomer Norton (secondary)



WELLS OFFICE

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