



Alma Cottage, Long Street, Croscombe, BA5 3QL

£475,000 Freehold

COOPER
AND
TANNER



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 3  2  1 EPC N/A

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DESCRIPTION

A beautifully presented Grade II listed, three double bedroom cottage situated in the charming village of Croscombe, close to the city of Wells. The property, which has recently been sympathetically refurbished throughout, originally dates back over 500 years with a more 'modern' 300 year old extension and now offers the perfect balance of modern convenience and a wealth of period features.

Upon entering the house is a spacious entrance hall, with a wall of bespoke fitted cupboards with ample space for shoes, coats and general storage. The kitchen/breakfast room is a lovely spacious room with exposed beams and flagstone floors along with dual aspect to both the side and rear gardens. The newly fitted kitchen comprises a range of Shaker style cupboards, an integrated 'self cleaning' oven, induction hob, Belfast sink, larder unit and a cupboard neatly housing the recycling bins. To one side is space for a fridge freezer along with an original, shelved, understairs cupboard, ideal for 'day to day' storage. A breakfast bar divides the kitchen from the dining area with space for high stools. The dining area, with ample space for a table to seat six to eight, features an original half glazed cabinet and drawers beneath the breakfast bar. The sitting/dining room is adjacent to the kitchen, this is the older part of the house with a beautiful inglenook fireplace with wood burner as the focal point. This characterful room has space for both comfortable seating and a dining table to seat six to eight people and features exposed beams, mullion windows to the front with window seat beneath, oak floor and a large door to opening to the side of the house.

Stairs rise to the first floor landing which in turn leads to two of the double bedrooms and the main family bathroom. The first

of the bedrooms is generously proportioned and features a dual aspect, original elm floorboards and a bespoke fitted shallow cupboard. The second bedroom, again a bright and spacious room, has a large mullioned window with window seat and a view of the river, along with a fireplace as a stunning focal point and a built-in wardrobe.

The newly fitted bathroom is a stunning room with exposed beams, roll top bath, large glass shower cubicle and vanity wash basin all the fixtures and fittings are of high quality with marble effect porcelain tiles throughout. In one corner is a built-in laundry cupboard with reclaimed French shutter doors and space for both a washing machine and tumble dryer.

To the second floor is the principal bedroom, a large double with an abundance of natural light along with double doors opening to reveal a spacious dressing room with ample space for a large collection of clothes and shoes. This notably large cupboard could be split to provide both an ensuite and walk-in wardrobe (subject to necessary consents) and we are advised that there is some plumbing in place, in the bathroom beneath, that would make this relatively easy.

OUTSIDE

The large garden can be found to the rear of the house, tiered over three levels. On the middle level, with new paving, is a generous terrace, with pond and space for outside furniture and entertaining. The large garden, on the upper level, is newly fenced and mainly laid to lawn. Within the garden are a wide variety of shrubs, bushes, fruit trees and a pond. A newly paved patio area close to the kitchen provides a marvellous space for outside seating and entertaining and benefits from









OUTSIDE(continued)

an outside tap with stone trough beneath. In one corner is a useful stone-built store, ideal for garden storage. To the front of the property is a parking area for two cars and a discreetly screened area for bins and recycling. To one side of the parking area is an area of lawn and to the other, adjoining the garden store is a garden studio, with wooden floors and Velux windows. This bright and versatile space could be used as an office, art studio, yoga studio or similar.

On the opposite side of Long Street is an area of garden which leads down to the River Sheppey, the space has recently been cleared and offers a blank canvas for the new owner to create a further area to sit, relax and appreciate the riverside wildlife.

LOCATION

Croscombe is a well-served village with an excellent public house (with micro shop), village hall, church and a primary school. The village is approximately 3 miles from Wells and 2 miles from Shepton Mallet.

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself 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 A371 signposted to Shepton Mallet. Continue through the village of Croscombe, passing the pub then the school on your left. Continue past the turning for Coombe Cottages and after approx. 75m, turn left into Boards Lane, where Alma Cottage can be found immediately on your right.

REF:WELJAT20032024



Local Information Wells

Local Council: Mendip

Council Tax Band: D

Heating: Gas central heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

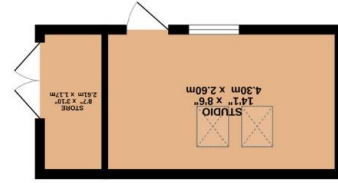
- Castle Cary
- Bath Spa & Bristol Temple Meads



Nearest Schools

- Croscombe (primary)
- Wells & Shepton Mallet (secondary)

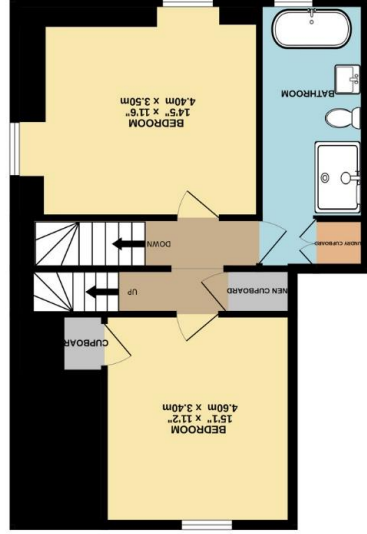
OUTBUILDING



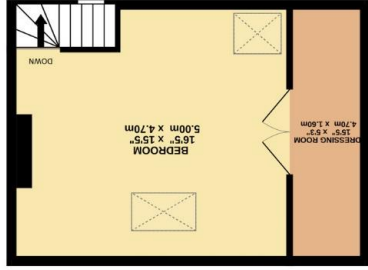
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 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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