



The Wrangles, Green Ore, Wells, BA5 3ET

£1,250,000 Freehold

COOPER
AND
TANNER



The Wrangles, Green Ore, Nr Wells, BA5 3ET

 4 + 1  2 + 1  3+1 EPC C

£1,250,000 Freehold

DESCRIPTION

A stunning new build family home with garden annex, set within beautiful surroundings and benefitting from stunning, far reaching views over the Somerset countryside. The house has been built to the highest of standards and specification using quality materials to create a versatile property for family and entertaining. The property has been designed to maximize natural light with modern bi-folding doors and open plan living accommodation whilst still retaining the charm and style of a traditional barn.

The layout of the property has been cleverly designed in two main wings, one forming the living accommodation and the other having the bedrooms.

The kitchen/dining/family room is an impressive space of substantial proportions, flooded with natural light and having two sets of bi-folding doors opening out to the gardens and countryside beyond. The bespoke solid wood kitchen has been crafted with an array of storage cupboards topped with granite work surfaces. Within the kitchen is a dishwasher, 'Rangemaster' cooker, larder style cupboard, space for an American style fridge/freezer and central island with Belfast sink and breakfast bar. The dining area can comfortably accommodate a table for twelve to sixteen people and is set beneath a large roof lantern filling the space with natural light. The family area has a 'Stovax' stove as the focal point and ample space for comfortable furniture making it a perfect area for a snug. The spacious room also has the benefit of a bespoke lighting system allowing for either spotlights, background lighting or for different areas the room to be lit separately. A built-in sound system in the kitchen and many other rooms in the house provides a marvellous addition to family life and ideal when entertaining. From the kitchen is a utility room, a fantastic room with duck egg blue cupboards, granite worktops, space and plumbing for white goods, a door opening out to the garden and a shower room with walk-in shower, toilet and wash hand basin. The stunning sitting

room has a vaulted ceiling with beautiful, exposed oak beams and large picture windows, along with bi-folding doors opening out to the patio and gardens beyond. The room features an 'HWM' burner and built-in sound system. Accessed from the spacious entrance hall and central to the house is a study/bedroom five, a brilliant room to use as a home office, playroom or additional bedroom if desired.

Three of the four bedrooms bedrooms can be found on the ground floor whilst the principal bedroom suite can be found on the first floor.

Two of the double bedrooms are similar in size, both spacious double bedrooms with the benefit of built-in wardrobes and having bi-folding doors open out to the front of the house. Between the two rooms is the main family bathroom which comprises a large bath with granite surround, a walk-in double shower, wash basin again with a granite top, toilet and heated towel rail. A further double bedroom, which could also be used as a main bedroom has an ensuite shower room along with fitted wardrobes and bi-folding doors opening out to a patio area.

The substantial principal bedroom has a separate staircase which leads to a large dressing room with an array of bespoke oak wardrobes. The bedroom has a beautifully finished ensuite bathroom with roll top bath, wash basin with granite worktops, toilet and built-in speaker system.

GARDEN ANNEX

Set in the grounds in a newly built annex, ideal for dependent relatives or home-based business. This fantastic space has a covered patio with attractive herringbone brick design. Sliding doors open into the open plan kitchen/sitting/dining room with wood effect plank floor windows on either side, overlooking the









GARDEN ANNEX (continued)

garden and adjoining countryside and kitchenette with pale grey Shaker style cupboards and sink. There is plenty of space for comfortable seating and a dining table to seat two to four people. Leading from the living area is a spacious double bedroom with a built-in cupboard housing the hot water cylinder (powered by air Source heat pump) and built-in wardrobes. A window looks out over the gardens to the front. Leading off the bedroom is a well-appointed shower room with attractive tiled floor, walk-in shower, WC, vanity basin and towel radiator.

Please note that although the annex can be used for friends and family it cannot be used as a holiday rental.

OUTSIDE

The house is set down a small lane 1/4 of a mile away from the Bristol Road making it a peaceful and quiet position whilst still providing access to Wells and Bristol with ease. Approaching the property are five bar wooden gates opening to a large parking area to comfortably accommodate eight or nine cars. A hard standing area to the side of the property provides additional space for vehicles. A large two bay car port offers parking for two vehicles and benefits from light and power. Open to the carport is a large wood store with pedestrian doors to the parking area and garden. Adjoining the car port is a good size workshop with light and power. The gardens are predominantly laid to lawn with a beautiful patio running the width of the house, a perfect area for outside furniture and entertaining. The garden has borders of flowers and is enclosed by post and rail fencing whilst still allowing for panoramic views over open countryside. To the rear of the house a large timber clad store with light and power.

LOCATION

Green Ore is a small village situated approx. 3 miles North East of Wells, in the heart of the beautiful Mendip Hills and is within easy reach of Bath, Bristol and Wells.

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 17 miles away and easily accessible.

VIEWING

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

DIRECTIONS

From Wells take the A37 signposted to Bristol and continue to for approx. 3 miles to the village of Green Ore, at the traffic light, go straight across, still A37. Continue for a further 900m and turn left into the drive of 'The Wrangles' continue along the drive following it round to the left and the property can be found at the end of the drive.

REF:WELJAT03052024

Garden Annex



Garden Annex



Local Information Wells

Local Council: Somerset Council

Council Tax Band: G

Heating: Air source central heating (underfloor)

Services: Private drainage, mains water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads



Nearest Schools

- Chewton Mendip (primary)
- Wells & Shepton Mallet (secondary)

The Wrangles, Green Ore, Wells, BA5

Approximate Area = 3116 sq ft / 289.4 sq m (excludes covered patio)
 Limited Use Area(s) = 510 sq ft / 47.3 sq m

Annexe = 358 sq ft / 33.2 sq m

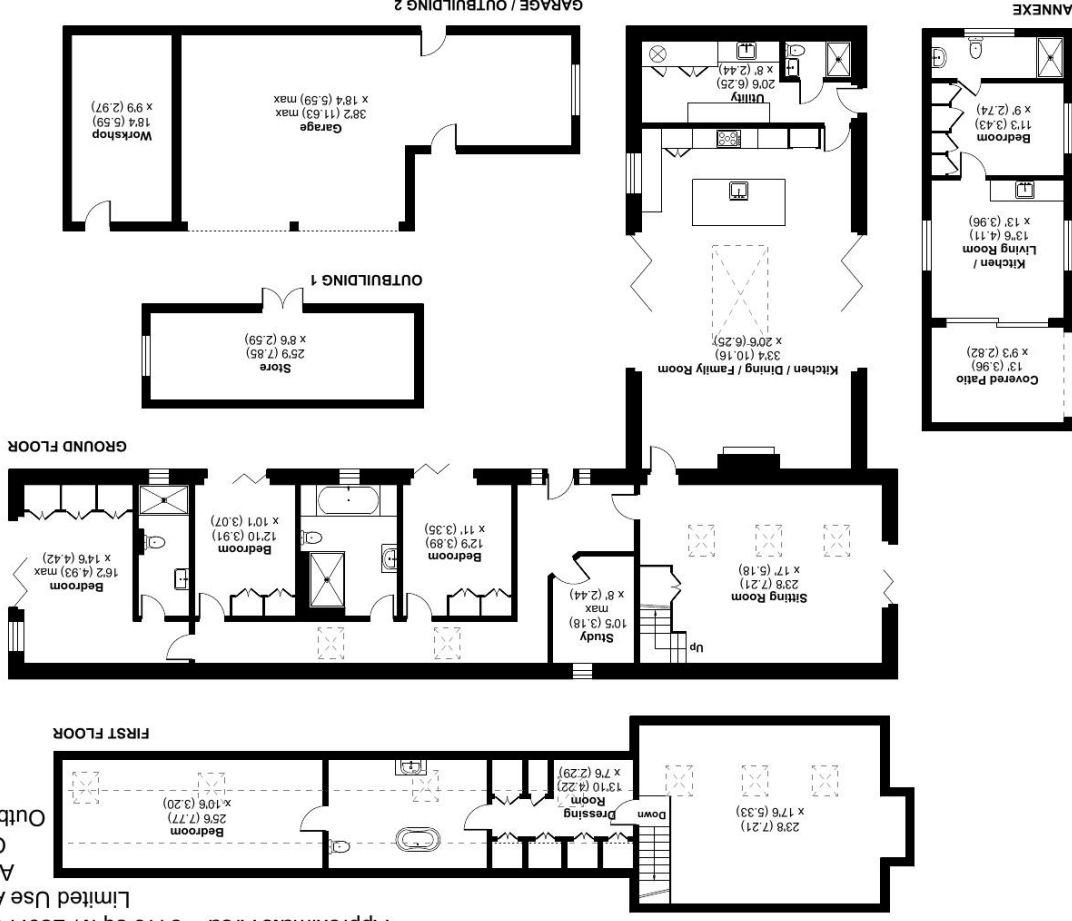
Garage = 578 sq ft / 53.6 sq m

Outbuilding = 400 sq ft / 37.1 sq m

Total = 4962 sq ft / 461 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nhdhcom 2024. Produced for Cooper and Tanner. REF: 1120999

WELLS OFFICE

Telephone 01749 676524

19 Broad Street, Wells, Somerset BA5 2DJ

wells@cooperandtanner.co.uk

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, reference 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 or otherwise as to the correctness of each of them.



**COOPER
AND
TANNER**