



East Court Farm, North Road, Wookey, Nr Wells, BA5 1LA

Offers Over
£1,000,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

Set on a quiet lane in the much sought after village of Wookey is East Court Farm. This characterful and versatile property is currently presented as a three bedroom farmhouse with attached three bedroom annex and benefits from attractive gardens, vegetable garden, heated swimming pool with adjacent pool house, workshop/boiler room and stone outbuildings. The configuration of the property makes it ideal for multigenerational living or to create an income as a rental or holiday let.

Upon entering the main house, is a step leading down to the characterful dining room. This charming room features exposed beams, a large window overlooking the gardens, an inglenook fireplace with wood burning stove as the focal point and can comfortably accommodate a table to seat eight to ten people. The sitting room, which runs the width of property, is a bright and generous room with triple aspect, wall lights, window seats, oak skirting boards, French doors to the garden and a stone inglenook fireplace with flagstone hearth, oak beam and wood burning stove as the focal point. The kitchen with quarry tiled floor, is again a bright room with Westerly aspect over the gravelled drive and comprises; a range of units with white gloss doors, peninsula, induction hob, eye level oven, 1 1/2 bowl ceramic sink along with space for dishwasher, washing machine and undercounter fridge. To one end is a built-in pantry, built-in cupboards with space for coats and shoes and additional white goods along with space for a breakfast table to seat four and a glazed door to the rear hall. The rear hall again with quarry tile floor features a door to the drive, cloakroom with WC and wash basin, separate shower room, further store cupboard leads to the first of three bedrooms. This airy ground floor bedroom offers plenty of space for a double bed and bedroom furniture, two windows, exposed stonework, exposed beams and a loft hatch. The loft above is used for storage but could be converted into additional accommodation, if required.

Stairs rise to the first floor landing. This generous space is currently used as a study area and occasional bedroom. It could be further divided to create a landing and single bedroom, if desired. From the landing are two further generous double bedrooms. The first

bedroom has a part vaulted ceiling, exposed original oak floorboards (having been lifted and re-laid on a new sub-floor), space enough for both bedroom furniture and comfortable seating, two low level windows and a built-in wardrobe. A step leads up to the ensuite bathroom with exposed beams and comprising, bath with shower attachment, WC, wash basin, Velux window and lime washed panelling. The second bedroom benefits from a dual aspect and features fitted wardrobes, part-vaulted ceiling, exposed beams and an ensuite cloakroom with WC and wash basin.

Between the house and the annex is a workshop and boiler room - formerly a garage, with double wooden doors, storage space, recently fitted boiler and a staircase leading to eaves storage and to one of the annex bedrooms.

The property has been updated and improved by the present owners including; rewiring, new rendering (2023), roofing on the lower rear section (2019) and new Oil fired boiler (2023).

ANNEX

Upon entering is a hall with wood panelling and, tucked around the corner, a useful utility area with further storage, Belfast sink, cupboard with space for coats and shoes, window to the garden and space and plumbing for a washing machine. The kitchen/dining room with wood plank floor, features a range of cabinets with oak doors, 1 1/2 bowl stainless steel sink, window to the garden, induction hob, electric oven, display cabinets and exposed beams along with space for a dining table to seat four to six people comfortably. An opening leads through to the sitting room, again with wooden floor and exposed beams. This generous room offers plenty of space for comfortable seating and features, French doors out to the garden and a brick fireplace with wood burning stove as the focal point. In one corner, a spiral staircase leads up to the first floor. On the ground floor is the first of three double bedrooms. This well-proportioned room has a west facing view and benefits from an ensuite shower room with large walk-in shower, top mounted basin with storage beneath and a WC.









ANNEX (continued)

On the first floor are two further double bedrooms and a 'Jack and Jill' bathroom. The first bedroom is a lovely bright room with a vaulted ceiling, dormer window to one side and a pretty arched window to the other, looking out over the secluded patio. There is space for bedroom furniture, open eaves storage and a built-in wardrobe. Opening directly from the bedroom is the 'Jack and Jill' bathroom. The bathroom is fully panelled and comprised, bath with shower attachment, inset basin with storage beneath, WC, Velux window and door through to the adjoining bedroom. Both doors can be locked independently. The second bedroom again with Velux window has exposed beams and a lockable door to the upper level of the adjoining workshop.

The vendors would be happy to leave some of the furniture in the annex if required.

OUTSIDE

At the front of the property is a five bar gate and pedestrian gate open to the gravel drive. The drive offers parking for five or six cars comfortably and is softened by several raised beds planted with trees, shrubs and flowering plants. In front of the main house is an area of lawn with patio area, planting and a well, all enclosed with picket fencing. At the far end of the drive is a detached stone building, affectionately known as 'The Pigsty' along with a large wooden shed both offering useful garden storage. A gate opens to a gravel path which wends its way through pretty planting and lawn to a tiered pond and rockery. The path leads to a large expanse of lawn and the heated swimming pool. The pool is a good size and has a retractable cover. To one side is a Pool House, this fabulous space has windows looking out to the pool, tiled floor, kitchenette, changing area and storage area housing the pump. Between the annex and the pool house is a sheltered and secluded patio, again looking over the pool and offering plenty of space for outside furniture and entertaining. Beyond the

pool is an orchard with fruit trees including plum, apple, damson and cherry. To one side, with a high stone wall as a back-drop is a prolific vegetable garden with stone store and raised beds.

LOCATION

Wookey is a vibrant village with a strong community spirit surrounded by beautiful countryside in the Mendip Hills. Wookey has three public houses, a 14th century church, a primary school, founded in 1880, for children aged 4 to 11, a well-equipped play area and playing fields, a village hall, Wookey Farm & shop and 'Wookey Hub' shop and Café. The Post Office operates on three mornings a week from Burcott flour mill.

The picturesque Cathedral City of Wells is only two miles away and 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.

DIRECTIONS

From Wells take the B3139 signposted to Wookey. Upon entering the village take the first right, immediately after The Burcott Inn, into Vicarage Road, continue to the end of the road. At the junction, go straight across onto Doctors Hill and then first left into North Road. East Court Farm is the second property on the right.

REF:WELJAT11072024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Oil 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

- Wookey (primary)
- Wells (primary and secondary)

North Road, BA5

Approximate Area = 3370 sq ft / 313 sq m

Sun Room = 245 sq ft / 22.8 sq m

Total = 3615 sq ft / 335.8 sq m

For identification only - Not to scale



Denotes restricted head height



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nhtecom 2024.
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