



Wesley Cottage, Moorwood, Nr Oakhill, BA3 5BN

OIEO £950,000 Freehold

COOPER
AND
TANNER



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 4+2  3+1  2+1 EPC E

Offers in Excess of £950,000 Freehold

DESCRIPTION

Set in an idyllic location, on the side of a gentle valley, offering spectacular views over the Somerset countryside, is Wesley Cottage. This deceptively spacious property has generous living accommodation and four double bedrooms with an attached two bedroom annex. Set in a plot of just over 1 acre with mature gardens, paddock and stabling the property also benefits from a double garage, store and ample parking. Offered with no onward chain.

From the drive, a porch leads to the main door which opens into the spacious kitchen and dining room. The kitchen, with slate effect tiled floor, has an array of Shaker Style cabinets with integrated double oven, ceramic hob, under-counter fridge and dishwasher. The cabinets are topped with granite worktops with inset double stainless steel sinks and a view over the garden and countryside beyond. Open to the kitchen is the dining room, a generous room with slate effect tiled floor and dual aspect views. At the far end of this room is a lockable door leading through to the annex. From the kitchen a door leads through to an inner hallway with large store cupboard, ideal for coats and shoes and a large, shelved pantry. The sitting room, formerly a Wesleyan Chapel, runs across the front of the property and benefits from two bay windows and solid oak flooring. The room is naturally divided by a small step offering two areas to relax. At one end is a fireplace with woodburning stove and at the other is a further fireplace currently with an electric stove in situ. The utility room, with country style cabinets and wooden worktops has a Belfast sink, space and plumbing for a washing machine and views of the garden to the rear. A floor-mounted oil-fired boiler provides zoned heating throughout the property, also within the utility room is a separate WC with vanity wash-hand basin and a large cupboard, currently used for storage but previously used as a shower cubicle, with all the plumbing still in place to re-instate if required. A door leads out to the large patio area and garden beyond.

Stairs lead from the inner hall to a bright landing with high ceilings, Velux windows and exposed modern oak beams. From the landing a glazed door leads to the conservatory with electric underfloor heating, this lovely bright room offers plenty of space for comfortable furniture and offers the perfect spot to sit and look out

over the garden and paddock. Double doors lead out over a wooden deck to the garden. The landing leads to four double bedrooms, one ensuite, and the family bathroom. The family bathroom is a bright room with high sloping ceiling and Velux window, it comprises; 'P' shaped bath with waterfall shower over, WC, wash basin and airing cupboard. The first of the bedrooms, currently presented as a twin has a view to the front aspect with views over the valley. The second of the bedrooms is generous in size and has two windows with a front aspect and an exposed wall as a focal point. From the landing a step leads down to the third bedroom which has a small cupboard housing the electricity consumer unit and has extensive views over the flagstone patio to the valley beyond. The principal bedroom is generous in size, once again with a dual aspect and stunning views of the gardens, paddock and valley, and benefits from fitted, mirrored wardrobes and an en-suite bathroom. The ensuite comprises; a bath, a shower cubicle, WC and wash basin.

The property has a full-fibre 200Mb connection to the internet

ANNEX

The annex can be used for multi-generational living or as a holiday let, as it can be completely separate if desired. It can be accessed either by a lockable door from the dining room or by its own separate front door with useful porch. Upon entering via the front door is a tiled hallway leading to a room formerly used as the kitchen. The current owners use the room as a study but the electrics and plumbing are in place to easily re-install a kitchen if desired. The room benefits from a dual aspect with views over the valley to the front and garden to the rear and has an alcove with wooden beam. From the hall is the bathroom comprising bath with overhead mixer shower, WC, wash basin and towel radiator. The sitting room is a good size, tiled floor and is again dual aspect with lovely views and a brick chimney breast with inset 'Jetmaster' open fire as the focal point.

From the sitting room stairs lead up to the first floor with two double bedrooms one benefitting from a dual aspect and both having exposed beams. The smaller of the two rooms has an airing cupboard housing the hot water cylinder for the annex.









OUTSIDE

To the front of the property is an area of mature planting with natural stone wall. A path leads to the front door and continues to a further stone wall with an arched opening and steps leading to the rear garden. At the side of the house, accessed through a five bar gate, is the drive leading to the double garage and offering further parking for at least six cars. From the drive, are doors to both the main house and the annex. The double garage benefits from light and power and has an adjoining log store with light. A covered opening leads through to the rear patio and garden beyond. From the drive steps lead down to a large, paved terrace with stone balustrade with plenty of room for outside furniture and uninterrupted views of the surrounding valley. Adjacent to the terrace is an area of lawn with mature shrubs and hedging. To the rear of the house, accessed from the drive and utility room, is a large patio area, ideal for outside entertaining, with an inset pond. A covered 'tunnel', beneath the first floor conservatory, provides ideal day to day storage for bins and recycling etc. and leads through to the oil tank. From the patio steps lead up to the garden, passing a further decked terrace with space for outdoor furniture. The garden is laid to lawn and has wooden stables for two horses and a wooden fence separating it from the paddock. A further stone stable and store can be accessed from both the garden and paddock. The paddock is fenced off from the garden with a post and rail fence and is suitable for equestrian use, it has a separate five bar gate giving access directly from the lane. Please note: There is a public footpath along the drive.

LOCATION

Moorwood is a pretty hamlet just outside the village of Oakhill. Oakhill lies to the Eastern end of the Mendip Hills within easy commuting distance of Bristol and Bath, five miles from Wells and four miles from Shepton Mallet. The nearby main line rail links are

situated at Castle Cary, Bath and Bristol. The village enjoys a varying range of different age and style of properties with many period and individual homes. Within the village there is a doctors' surgery, church, village hall and recreation field and a popular public house whilst there is a post office/village stores in nearby Gurney Slade. Oakhill boasts an excellent primary school whilst secondary schools are within easy reach. In addition, The Cathedral School at Wells, Downside at Stratton-On-The-Fosse, All Hallows at Cranmore, Kings, Bruton School for Girls and Millfield at Street are also easily accessible.

Sporting facilities in the area include racing at Wincanton and Bath, golf at Wells and near Oakhill, sailing or fishing at Chew Valley and Blagdon lakes. In addition, there is a Leisure Centre in Wells offering a variety of recreational facilities

VIEWING

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

DIRECTIONS

From Wells take the Old Frome Road towards Frome. Continue for approx 3 1/2 miles and at the crossroads turn left onto the A37 continue for a further 1 1/2 miles and you will see The Mendip Inn on the right. Turn right immediately after the The Mendip Inn onto Pound Lane continue for approx. 300m and take the first left onto Simbriss Road after 100m is a crossroads, go straight across (signposted to Moorwood), continue for a further 300m and where the road forks, take the left hand fork onto Bay's Lane. Continue for a further 1 km where the property can be found on the left (just before a right hand corner).

REF:WELJAT19042023



Local Information Wells

Local Council: Mendip District council

Council Tax Band: F

Heating: Oil fired central heating with electric underfloor heating in the conservatory. The heating is zoned into 3 areas (upstairs, downstairs and annex)

Services: Private drainage, mains water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary

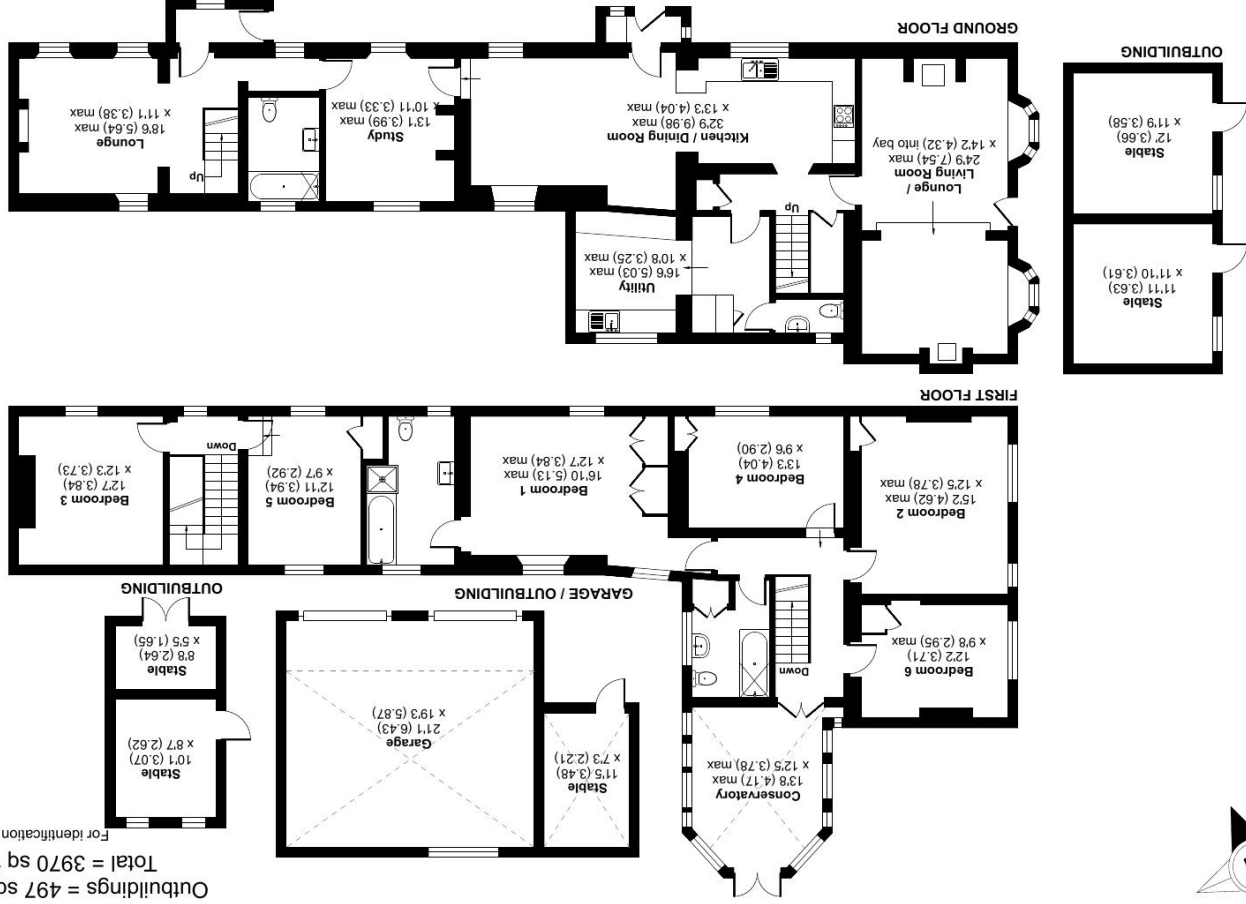


Nearest Schools

- Wells

Wesley Cottage, Moorwood, Oakhill, Radstock, BA3

Approximate Area = 3473 sq ft / 323 sq m (includes garage)
 Outbuildings = 497 sq ft / 46 sq m
 Total = 3970 sq ft / 369 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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WELLS OFFICE
 Telephone 01749 676524
 19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

