



Tamarisk Cottage, East Horrington, Nr Wells BA5 3DP

£435,000 Freehold

COOPER
AND
TANNER



Tamarisk Cottage, Old Frome Road, East Horrington, BA5 3DP

 2  2-3  2 EPC F

£435,000 Freehold

DESCRIPTION

A spacious and beautifully presented cottage set in the village of East Horrington, just outside Wells, with views over the surrounding countryside. The property is generously proportioned and features a spacious entrance hall, utility room, downstairs WC, sitting room with wood burner, open plan kitchen dining room, study, two double bedrooms, two bathrooms, low maintenance gardens and off-road parking for three vehicles.

Upon entering there is a bright and spacious entrance hall with Velux window, tiled floor, underfloor heating and a glass panel looking through to the sitting room. From the hall is a utility room with additional storage, butlers sink, and plumbing for both a washing machine and tumble dryer. Alongside is a separate WC and vanity wash hand basin. The dual aspect sitting room, with oak floor and underfloor heating, is divided by a stylish, contemporary, glass staircase into two areas. The stable door to the front of the house, woodburning stove with slate hearth and tiled wall behind are lovely focal points. From the sitting room a door opens to a good sized study, currently used as a store room. This bright dual aspect room features a Velux window and a tiled floor. The kitchen features a range of cabinets with cream Shaker style doors and

drawers with wooden worktops and 1 1/2 bowl ceramic sink. Integrated appliances include a dishwasher, undercounter fridge and microwave. Open to the kitchen is the conservatory style dining room with glazed roof, fitted blinds, wall lights and views over the garden. There is ample space for a table to seat eight people along with additional furniture.

Stairs rise to the first floor landing with exposed beams and window overlooking the garden. To one side is the principal bedroom with exposed beams and dual aspect windows, offering views towards the Mendip hills. An opening leads through to the impressive ensuite bathroom with garden views, exposed beams, tiled underfloor heating, contemporary freestanding tub, with taps and retractable shower hose, vanity wash basin, hidden cistern WC, modern towel rail and built-in cupboards. Across the landing is a shower room with Velux window offering countryside views, corner shower enclosure with both waterfall and adjustable heads, WC, vanity unit with countertop basin and illuminated mirror. The second bedroom is again a good-sized double with vaulted ceiling, painted beams and dual aspect windows.









OUTSIDE

The low maintenance gardens are arranged over three levels to the front and rear of the property, with paved areas and natural stone raised borders planted with mature shrubs and climbers. There are several areas for outdoor furniture, entertaining, a log store and a gate to the driveway with large wooden shed to the rear.

LOCATION

The Horringtons are a collection of three small villages (South Horrington, East Horrington and West Horrington surrounded by open countryside and 1 mile east of Wells. 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 schools (Prep & Senior) within easy reach, such as Wells Blue School, Horrington Primary School, 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.

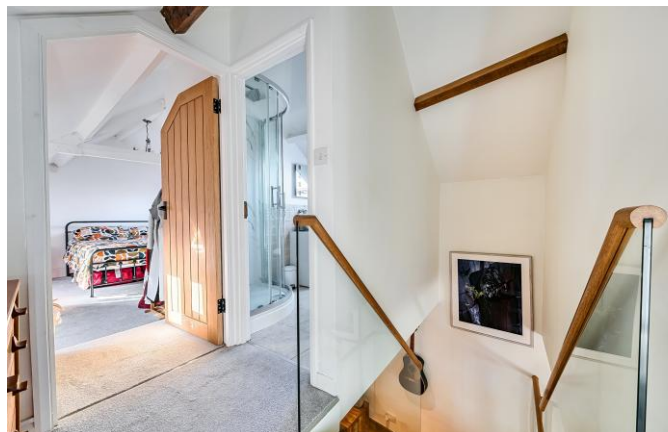
VIEWING

Viewing is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From the centre of Wells take the B3139 signposted to Bath. Continue for approx. 1 mile and turn right onto the Old Frome Road. Continue past Wells Golf Club on the right, and travel for a further 700 metres. The property will be found on the left hand side.

REF:WELJAT14112025



Local Information Wells

Local Council: Mendip

Council Tax Band: C

Heating: LPG gas central heating

Services: Private drainage, mains water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads

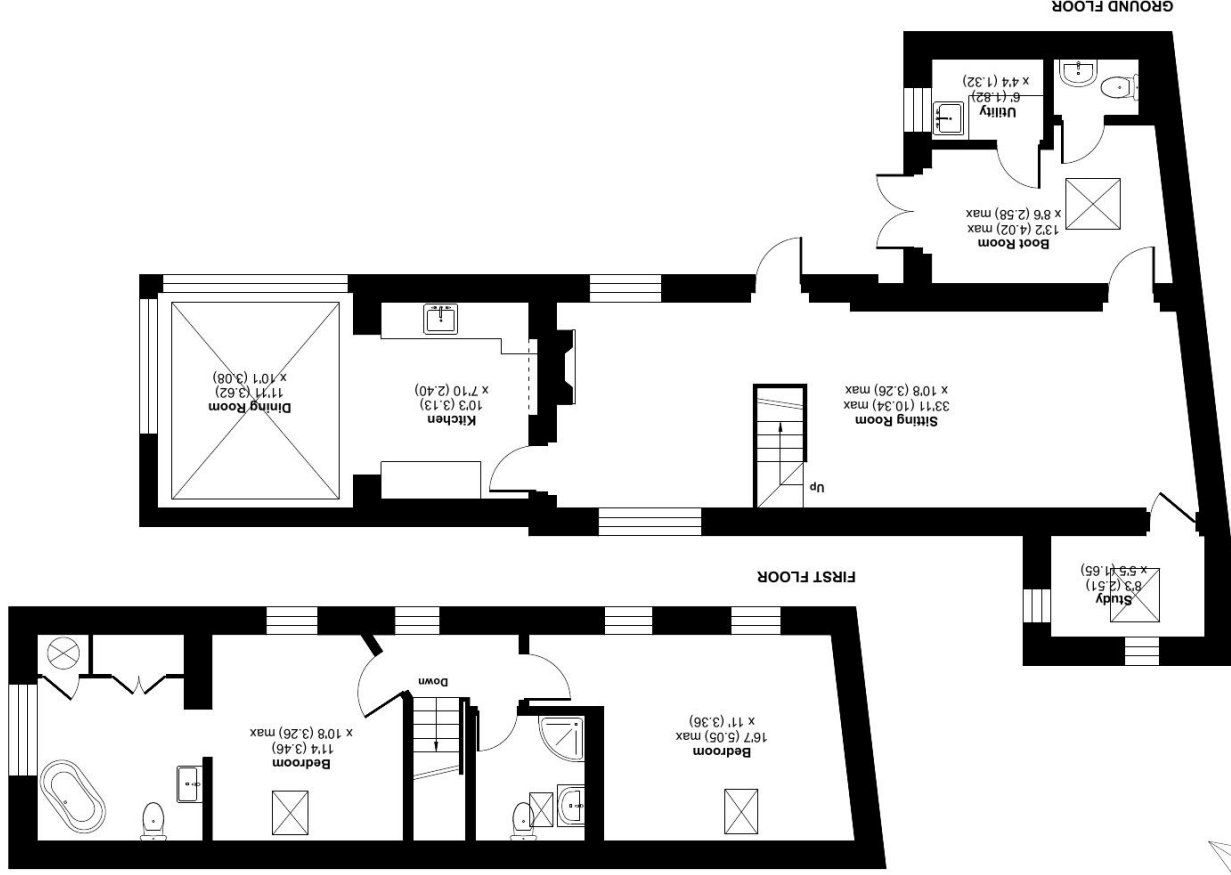


Nearest Schools

- Horrington (primary)
- Wells (primary & secondary)

Frome Road, East Horrington, Wells, BA5

Approximate Area = 1287 sq ft / 119.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025.



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