



Broadway Cottage, Emborough, Nr Radstock, BA3 4RY

£525,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

Set in the small hamlet of Emborough, between Wells and Bath, is the charming and characterful, double fronted link detached, grade II listed cottage. The cottage has recently been sympathetically refurbished, with the addition of a new kitchen, bathroom, electrics and heating, yet still retains a rustic feel with exposed wood and stone throughout. The property offers a versatile layout with further potential (subject to necessary consents) for multigenerational living or a home-based business. Attractive gardens sit to the front with ample off road parking to the side.

Entering via the porch, with windows on either side and space for shoes, is a door to the hall. The entrance hall, with space for coats, has a lovely original charm with flagstone floor, and exposed brick and timber. To one side, a wide plank door opens into the sitting room, full of character features including flagstone floor, exposed beams, exposed stonework, woodburning stove and ornate traditional style radiator. To the front, overlooking the garden, is a mullioned window with shutters and a window seat, an ideal spot to sit and enjoy the garden. Across the hall is the dining room, again with mullioned window to the front and bespoke shutters, with features including, beamed ceiling, flagstone floor, fireplace with gas 'woodburner', bread oven, exposed brick and stone and offering plenty of space for a dining table to seat **eight**. From here steps lead up to a second reception room with tiled stone floor, exposed stone, exposed beams, window to the front, window and door to the side and a woodburning stove as the focal point. To one side stairs lead up to the third bedroom, currently presented as a further seating area and having a vaulted ceiling with exposed beams and Velux window, wooden floorboards and a low-level window. This space, along with the sitting room below, offer the possibility of multigeneration living as it has the benefit of its own access, if

needed. There is also potential, subject to the necessary consents, to knock through into the adjacent workshop to create a further kitchen and bathroom, if desired. Leading from the main hall is the beautifully appointed kitchen with rustic wood effect floor, bespoke cabinets and a kitchen island painted in an attractive forest green and topped with solid wood worktop. Within the kitchen is open shelving, a Belfast sink, space and plumbing for a washing machine, space for a freestanding Fridge Freezer with a beautiful dark blue Rayburn, as the focal point. A window looks out to the rear and the central island offers additional storage and a breakfast bar to seat two.

From the kitchen a staircase leads the first floor with spacious landing, two further bedrooms and the family bathroom. The bright and spacious 'L' shaped landing features a vaulted ceiling with Velux windows and a shelved airing cupboard housing the hot water cylinder and offering additional storage. Neatly tucked away around the corner of the landing is a charming study area with window to the rear. To the front of the property, benefiting from views of open fields are two double bedrooms. The first, currently presented as a sitting room, features high ceilings, open fireplace with wooden surround and arched cast iron insert, traditional radiator, wall lights and mullioned window with bespoke shutters. The second bedroom has two windows to the front (one arched) with bespoke shutters, curved chimney breast with exposed stone and nook, high vaulted ceiling and galleried alcove - open to the dining room below. The beautifully appointed family bathroom has painted panelling up to dado height and features a vaulted ceiling, window to the rear, traditional style WC with high cistern, traditional basin, corner shower and wonderful double ended slipper bath with copper coloured painted exterior and traditional taps with shower attachment.









OUTSIDE

On approaching the house is a large driveway to the side which allows parking for four to five cars and lead, via a five bar gate, to a tarmac area beyond. This space could be used for further parking or could be turned into a further area of garden, accessed from the second sitting room and workshop. The workshop, which had recently been re-roofed, is a good size space with a dual aspect, glazed door to the side and newly installed electrics. This versatile space, currently presented as a gym, could also be used for a home-based business or, as previously mentioned, opened to the second sitting room to create further living accommodation with annex potential (subject to the necessary consents).

The gardens are to the front of the property with a gate opening to a central path leading to the front porch. To one side is an area of lawn with borders of mature trees and shrubs, a wooden shed and a pedestrian gate to the drive. To the other side of the path is a gravelled area planted with mature hedges shrubs and trees. To the front of the property is a brick paved patio, ideal for outdoor furniture and entertaining. Adjacent to the patio are two stone and block-built sheds, ideal for storing firewood and garden equipment.

LOCATION

Emborough is a small hamlet enjoying a semi-rural position on the fringe of the popular village of Chilcompton between Wells and Bath. The village of Chilcompton offers an excellent range of amenities and boasts a thriving community. The village has a post office, doctors' surgery, shop, garage, farm shop with café, churches, recreation ground together with the Redan Inn, which in recent years has won several awards.

Emborough is set within the picturesque Mendip Hills, renowned for its beautiful countryside and is within easy commuting distance of Wells, Bath and Bristol. The world heritage City of Bath provides an excellent range of retail outlets, the Theatre Royal, Thermae Spa and a fabulous selection of restaurants and bars. The historic city of Wells is approximately 15 minutes from Emborough, and is the smallest city in England. It offers a fantastic range of independent shops and boutiques, restaurants, public houses, banks, library, cinema, and churches. There is a vibrant market on Wednesday and Saturday in the Market Place.

Chilcompton has a primary school which currently has an 'outstanding' Ofsted rating. Downside School is situated in the nearby village of Stratton-on-the-Fosse and Wells Cathedral School and Millfield School are also close by. Nearby State schools include Norton Hill School in Midsomer Norton and The Blue School in Wells.

VIEWING

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

DIRECTIONS

From Wells take the B3139 signposted to Bath. Continue for approx. 4 miles to the village of Emborough. At the staggered crossroads with the A37, go straight across passing the Old Down Inn on your left. Continue for approx. half a mile and Broadway Cottage can be found on the left.

REF:WELJAT280425



Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Gas central heating

Services: Private drainage via septic tank, mains water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

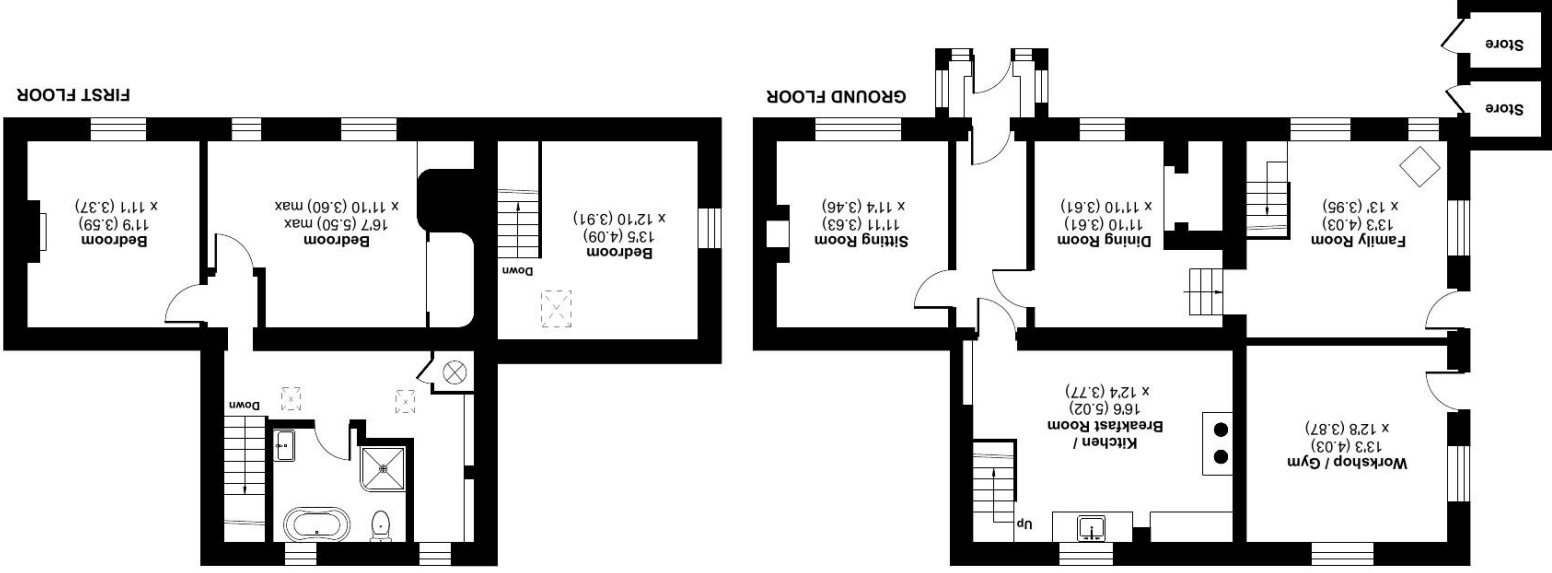


Nearest Schools

- Chilcompton (primary)
- Wells & Midsomer Norton (secondary)

Broadway, Emborough, Radstock, BA3

Approximate Area = 1726 sq ft / 160.3 sq m
Stores = 34 sq ft / 3.1 sq m
Total = 1760 sq ft / 163.5 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). © nitchecom 2025.
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WELLS OFFICE

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