



Dry Close Cottage, Upper Coxley, Nr Wells, BA5 1QS

£675,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

A charming and deceptively spacious detached cottage believed to date back, in parts to 1680. The property was extensively renovated in the early 2000's and now offers the perfect balance of modern convenience, whilst still brimming with character features. The cottage boasts generous accommodation including a stunning kitchen/dining room, sitting room with log burning stove, utility room, cloakroom, four bedrooms (one ensuite) and a family bathroom. There is ample off-road parking, gardens, a stone outbuilding and a substantial garage with parking for at least three cars and a large workbench, and a large studio/office above – which can be used for additional accommodation ancillary to the dwelling.

Upon entering is a hallway with oak floor, useful understairs cupboard and stairs to the first floor. To one side is the utility room with slate tiled floor, cupboard, door to the garden, Belfast sink, combi-boiler and hot water cylinder system, along with space for a washing machine, tumble dryer and further white goods. In one corner is a separate cloakroom with WC and wash hand basin. Across the hall is the dual aspect sitting room with exposed wide oak floorboards, beamed ceiling and exposed stone fireplace and woodburning burning stove as the focal point. Adjacent to the fireplace is a door opening to an oak staircase leading to the principal bedroom above. At the opposite end of the sitting room is an exposed stone alcove with wooden beam above. Steps lead down to the spacious kitchen/dining room with slate floor, beamed ceiling, inset spotlights and a ceramic sink inset in a pine unit. The kitchen has ample space for further freestanding kitchen furniture and space for a range cooker - the range cooker is available by separate negotiation. This bright and welcoming space has windows to the front, overlooking the front garden and a door opening to the gated driveway at the side. To one end is the dining area with space to accommodate a table to seat ten to twelve people.

From the hall, stairs rise to the first floor landing with large walk-in airing cupboard - ideal for towels and linens. A second smaller airing cupboard, which provides further storage is located at the far end of the corridor. To the front is an ensuite double bedroom with exposed floorboards, vaulted ceiling, exposed beams and a window to the lane. The ensuite shower room has a window to the side and comprises, a hidden cistern WC, shower and countertop basin. Adjacent is a second double bedroom, again with vaulted ceiling, exposed beams, exposed floorboards and a window to the front. To the rear, with a view over the garden is the principal bedroom with chimney breast, fireplace, exposed floorboards, vaulted ceiling, exposed beams and trusses and an oak staircase leading down to the sitting room. The fourth bedroom is a comfortable double with part vaulted ceiling, exposed beams and window to the side. The well-appointed family bathroom comprises, freestanding tub with pillar taps, walk-in shower enclosure, WC, countertop basin and stylish contemporary coiled radiator.

ADDITIONAL INFORMATION

The windows were replaced throughout the property circa. 2021.

OUTSIDE

To the front of the property, with natural stone wall and wooden gate, is the low maintenance front garden. This space is mainly laid to gravel with raised borders of shrubs and flowering plants.

To the side is a gated driveway offering parking for several cars and leading to the substantial garage. The garage has light and power, along with two sets of double doors, pedestrian door to the side and window to the rear.

To one side of the drive is a stone-built outbuilding with light and power, currently used as a craft room.









OUTSIDE (continued)

The paved patio area offers space for outside furniture and entertaining and is enclosed by low stone walling and planting. Beyond the patio is a good-sized lawn, enclosed by hedges and borders of planting and mature trees including wisteria, laurel and silver birch. To the side of the garage is a woodstore, shed and storage area with an external staircase leading up to the garden studio.

GARDEN STUDIO

At the top of the external staircase is a small, decked terrace with space for a small table and chairs and offering wonderful far-reaching views over the surrounding Somerset countryside.

The generously proportioned studio is a bright dual aspect space with two dormer windows to the front and a window to the rear offering countryside views. This versatile space has a light laminate floor and benefits from light and power. In one corner is a door opening to a storage room – with pipework and wiring for use as a shower room in place. This fantastic space, which can be used as ancillary accommodation, offers scope for a home-based business or to create an annex with income potential or for a family member. Please note: Whilst there is an existing water supply to the garage and pipework in place for the studio, this has yet to be connected. There is also currently no drainage in place.

LOCATION

Coxley is a small village situated a short distance to the south of Wells (approx. 5 minutes drive) and offers facilities including a village hall, primary school, church and restaurant.

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, King's in Bruton, 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 Wells take the A39, signposted to Glastonbury. Continue for approx. 1 1/2 miles to the village of Coxley and take the first turning on the right into Stoppers Lane. Continue for approx 200m and follow the road around to the left. The property can be found after a further 200m on the right-hand side.

REF:WELJAT06032026



Local Information Wells

Local Council: Somerset Council

Council Tax Band: F

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads



Nearest Schools

- Coxley
- Wells

Upper Coxley, Wells, BA5

Approximate Area = 1676 sq ft / 155.7 sq m
 Limited Use Area(s) = 41 sq ft / 3.8 sq m
 Garage = 482 sq ft / 44.7 sq m
 Outbuilding = 453 sq ft / 42 sq m
 Total = 2652 sq ft / 246.2 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1404010

WELLS OFFICE

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