

# Pear Tree Cottage,

Wanstrow, BA4 4TF



£750,000 Freehold

A beautifully presented Grade II listed detached stone cottage dating from circa 1650, blending exceptional period charm with generous, light-filled living space. This meticulously maintained four-bedroom home offers character features throughout, versatile reception space, a superb kitchen/dining room with inglenook fireplace, and a private south-west facing garden, all within easy reach of Frome and Bruton.

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## DESCRIPTION

A charming Grade II listed detached village home, Pear Tree Cottage is a handsome stone property dating from circa 1650, showcasing beautiful ovolo moulded stone mullioned windows and an abundance of period character throughout. Set back from the lane, the cottage enjoys a delightful approach via a walled front garden, thoughtfully planted with a colourful array of seasonal flowers and ornamental trees. A few gentle steps rise to the pathway and the smart blue front door, while to the side a single driveway provides tandem parking for several vehicles.

The front door opens directly into an impressive kitchen/dining room, undoubtedly the heart of the home, where wooden flooring, exposed original beams, window seating, an inglenook fireplace with stove and original bread oven combine to create a wonderfully atmospheric space. Handcrafted kitchen units complement the character, while dual-aspect windows flood the room with natural light. Double doors open out to the garden, and the generous proportions allow for both a formal dining area and a more informal table within the kitchen, which could easily be replaced with an island if desired. To the left sits a welcoming sitting room featuring a log burner, triple-aspect windows and stairs rising to the first floor, with useful built-in storage beneath. Beyond the kitchen is a bright breakfast room with side and rear windows plus a skylight, leading through to a practical utility room with downstairs WC and external access to the driveway, creating an ideal informal entrance with ample space for coats and boots. From here there is also access to the study - perfect for home working, hobbies or a teenage den, with a spiral staircase rising to a versatile loft room.



Upstairs, the sense of history continues with exposed beams and charming nooks and crannies throughout four double bedrooms (one being a through-room). Unusually for a home of this age, the rooms are wonderfully light. The master bedroom, positioned to the rear, benefits from built-in storage and an en-suite bathroom, while a family bathroom and separate shower room serve the remaining bedrooms.

Outside, the enclosed south-west facing rear garden is predominantly laid to lawn with well-stocked borders and a patio terrace immediately behind the house, ideal for al fresco dining and entertaining.

The current owners have sympathetically improved and meticulously maintained the property, resulting in a beautifully presented and generously proportioned family home.

## LOCATION

Wanstrow is situated approximately six miles from the historic market town of Frome which offers a range of shopping facilities, a leisure centre, cafés, hospital and a medical centre. Bruton is just five miles distant and offers the popular Hauser and Wirth restaurant, art centre, shops and the famous Newt in Somerset. The beautiful Georgian city of Bath is approximately eighteen miles. Westbury, which has its main line train station, is approximately eleven miles away offering services to London. There is a church, a village hall and a public house. The Longleat Safari Park and its many family attractions is only a short drive away. The village borders picturesque scenery and lovely walks for all the family.





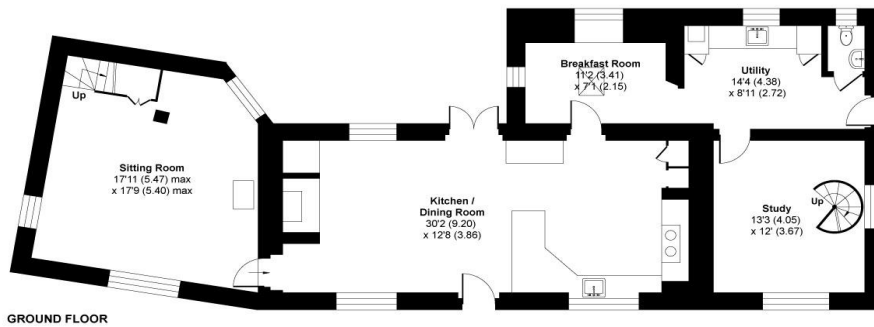
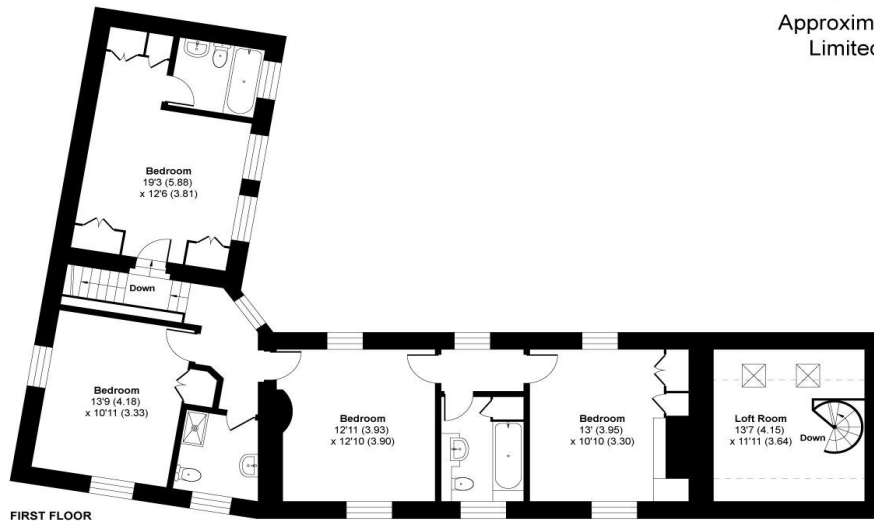


# Wanstrow, Shepton Mallet, BA4

Approximate Area = 2300 sq ft / 213.6 sq m  
 Limited Use Area(s) = 55 sq ft / 5.1 sq m  
 Total = 2355 sq ft / 218.7 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). © n/checom 2026. Produced for Cooper and Tanner. REF: 1414701



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