



 2  2  2 EPC F

£500,000 Freehold

Ash Tree House  
Barrow Causeway, Bleadney  
Nr Wells, BA5 1PJ

COOPER  
AND  
TANNER





# Ash Tree House

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### DESCRIPTION

A charming detached house dating back to 1840, with two bedrooms, two reception room, two bathrooms, kitchen, detached garage, ample parking, garden and a stone outbuilding. The property benefits from stunning southerly views towards Glastonbury Tor across Godney Moor.

Upon entering the property is separate porch offering plenty of space for coats and shoes. This leads into the dining room which can comfortably accommodate a table for six to eight people and could equally be used as second sitting room/snug. The kitchen has a range of wall and base units, integrated oven, microwave and electric hob, along with granite worktops, upstand and window ledge. A double sink with mixer tap is in front of the window and offers views of the open countryside. The inner hall has a useful cupboard and stairs leading to the first floor. Off the hall is the sitting room which is a good size, it has a woodburner and lovely stone chimney breast along with a full height picture window to enjoy the views. At the end of the property is a downstairs cloakroom and utility room which has space for a tumble dryer and plumbing for a washing machine. A Stable door leads out onto the patio.

To the first floor there are two double bedrooms and two useful storage cupboards. The family bathroom has a large walk in double shower along with toilet and wash basin. The master bedroom is a good size and has fitted wardrobes with a door leading through to a stylish ensuite bathroom comprising bath, toilet, wash basin and heated towel rail.

### OUTSIDE

The garage is larger than average and has two up and over doors so you can drive straight through making access easier. In addition, there is parking for four or five cars on the carriage driveway. The front of the property is a real sun trap and has a large patio area and attractive covered section. To each side of the property is a garden. The garden to the right has a variety of trees and shrubs and is bordered by attractive post and rail fencing. To the left the

garden is particularly long and features dozens of trees and a long lawned area, bordered by a stone wall. There is a good size block built shed with covered side storage. At the end of the garden is a rustic five-bar gate and beautiful old stone barn offering further storage options.

### LOCATION

Bleadney is a hamlet of approximately fifty homes and lies between Wells and Wedmore, with views of the Somerset levels to the South and the Mendip Hills to the North.

Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays.

Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible.

There are good road connections to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Castle Cary (about 20 minutes drive away) to London Paddington.

### VIEWING

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

### DIRECTIONS

From Wells take the B3139 signposted to Wedmore. Continue for approximately 4 miles through the villages of Wookey, Worth, Yarley and Henton to the village of Bleadney. As you pass through Bleadney, the road bends right then left down a small hill, go past the next right turn and Ash Tree House can be found on the left after Reed Farm.

REF:WELJAT23062025

#### Local Information Wells

**Local Council:** Somerset

**Council Tax Band:** E

**Heating:** LPG gas central heating

**Services:** Private drainage (via septic tank), water and electricity



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

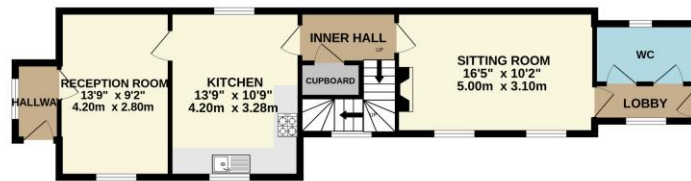


#### Nearest Schools

- Wells



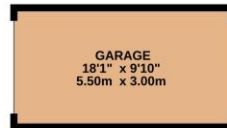
GROUND FLOOR



1ST FLOOR



GARAGE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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