

# RODERICK THOMAS

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RIVER HOUSE, BARTLETTS BRIDGE, WEDMORE, SOMERSET, BS28 4HH



**RIVER HOUSE, BARTLETTS BRIDGE, WEDMORE,  
SOMERSET, BS28 4HH**

An enchanting, rural property in a magical setting, beside the River Axe, with far-reaching views, 3 bedrooms, a courtyard garden, garage and parking.

The house has a boot room, kitchen, dining room, shower room, utility room, sitting room, entrance porch, conservatory, 3 charming bedrooms and a family bathroom.

Outside there's parking, a storage shed, garage and a courtyard garden, and immediate access, via steps to the river which runs beside the garden.

**Guide Price £625,000**

**Location**

Bartletts Bridge is a handful of properties on the outskirts of a hamlet called Cocklake. It is a rural location with the emphasis on farms, agricultural buildings and other countryside pursuits. There is a network of footpaths traversing the adjoining land and fabulous views to the Mendip Hills in the north and east

Facilities are available in nearby Wedmore and Cheddar, with plenty of sports facilities, pubs, restaurants, shops, and schools. Wells lies approximately 7 miles to the east.

Bristol Airport, Bristol, the beach, and Bath are all within approximately 20 miles.

**Description**

A totally enchanting house that has been lovingly finished with craftsmanship and skill. The carpentry, attractive decor, and quality workmanship, create a sense of timeless elegance, and charm.

The location beside the babbling river is mesmerising and it feels like a real privilege to be able to enjoy the beauty of the flora and fauna from the terrace beside the house. If so inclined, steps to the water enable you to fully immerse yourself in the experience.





## Accommodation

As with many country properties, the door most commonly used is into a boot room, which leads to the kitchen. The boot room has a practical set of shelves for shoes and boots and a stable door opens to the cheerful and welcoming kitchen. Here there are fitted units, an integrated freezer, space for a fridge/freezer, a ceramic sink, electric range cooker with a 5 ring hob, two ovens, and a grill, with extractor above. There is space for a kitchen table if required. Next to this is the charming, oak floored dining room, again, this is a very welcoming room. To the left is the shower room and WC, and a separate utility room with space for tumble dryer, washing machine, and the boiler is also located here. The dining room leads through to the superb sitting room, which is dual aspect, ensuring plenty of light throughout the day. A magnificent inglenook fireplace provides a traditional focal point with a wood burning stove for warmth in the winter months.

On the east a glazed door leads out to the gravel terrace beside the river, which is a perfect place to enjoy a morning coffee. On the west, another very attractive stain glass door catches the evening light and opens to the front porch. Here there is space for hanging coats and an attractive seat is handy for putting on boots and shoes. At the far end of the sitting room, a door opens to the conservatory on the south side of the property is surrounded by the attractive courtyard gardens. Two doors open out to the courtyard.

Stairs rise from the dining room and there is a cupboard below for storage. The pine floors have been sanded, and filled, with much care and attention to detail, to create a silky, smooth and very attractive natural floor upstairs. The first bedroom has a vaulted ceiling, large, fitted wardrobes, and a very attractive panelled alcove which accommodates the bed. It is a charming, tranquil oasis. The second bedroom has bespoke drawers and a cupboard and the skill and craftsman ship add to the unique charm of this lovely house.

The third bedroom is currently used as a treatment room. It's a good size and again there is a high ceiling. The bathroom displays more skill and attention to detail with a bespoke washstand and other attractive features all flooded by plenty of natural light from a roof light.

If you have not already fallen in love with this house, then the courtyard and river are bound to seal the deal.





## Outside

There is private parking in a bay opposite the house and there is also parking available along the lane. The lane is used by a couple of other properties, it is very quiet and provides access to the garage and the bin and recycling store. A wrought iron gate opens in the stonewall that surrounds the courtyard, traditional paving wraps around the property and a path leads to the front door and kitchen door. A small pond, mature trees, wisteria, passion flower, jasmine, and various others mature plants, including climbing roses, create plenty of interest, colour and texture, but the real star of the show is the river which runs beside the property. Kingfishers, otters, ducks, moorhen and many more share the environment. And a set of timber steps enables you to access the river if you so wish. A paved courtyard garden and gravelled, riverside terrace give you plenty of space for enjoying outdoor living. There is a tool shed and access to the garage for further storage.

## Tenure and other points

Freehold. Not listed. Mains electricity and water. Oil fired central heating and hot water. Private drainage. Council Tax Band F. EPC Rating F. Insurance has never been turned down.

## About the area

*Barletts Bridge is a hamlet on the outskirts of Cocklake which is a hamlet about a mile west of the village of Wedmore. Originally a Saxon village Wedmore is a delightful and extremely active centre and in many ways is an archetype of an English village. There are historic buildings including the medieval church next to an old coaching inn, a general store/newsagent, post office, butchers, chemist, various other interesting shops, plus pubs, restaurants and tea rooms. There is a wide range of cultural and sporting clubs and societies. Swimming pools at both Cheddar & Wells; Sailing & Windsurfing Clubs at Cheddar Reservoir; the Badgworth Equestrian Centre; Wedmore 18 Golf Course; Floodlit Tennis Courts; Indoor & Outdoor Bowling Green; Football & Cricket clubs.*

*Nearby cities and towns and communications. The Cathedral City of Wells is approximately 7 miles away and also provides a good range of business, recreational and shopping facilities. Shopping centres are available at Taunton, Bath and Bristol (each approximately 25 miles away). Communications in the area are good with access to the M5 (J22 - 10 minutes) connecting to M4 (J16). A local train service from Highbridge (7 miles) links with the intercity train services at Taunton and Bristol Temple Meads to London Paddington taking approximately 1 1/2 hours. Castle Cary, a mainline station is about 20 miles whilst Bristol International Airport is 15 miles away.*

*There are excellent state and independent schools in the area including Wedmore First School, Hugh Sexey's Middle School, Kings of Wessex Upper School, Wells Cathedral School, Sidcot, Millfield and the Taunton schools.*

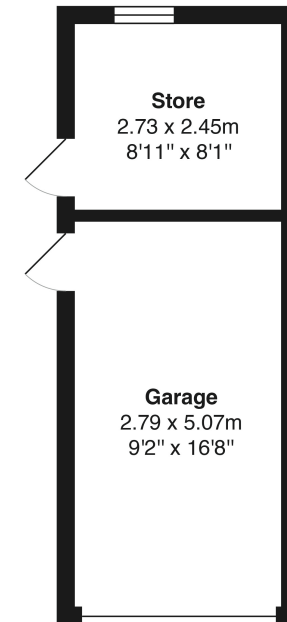
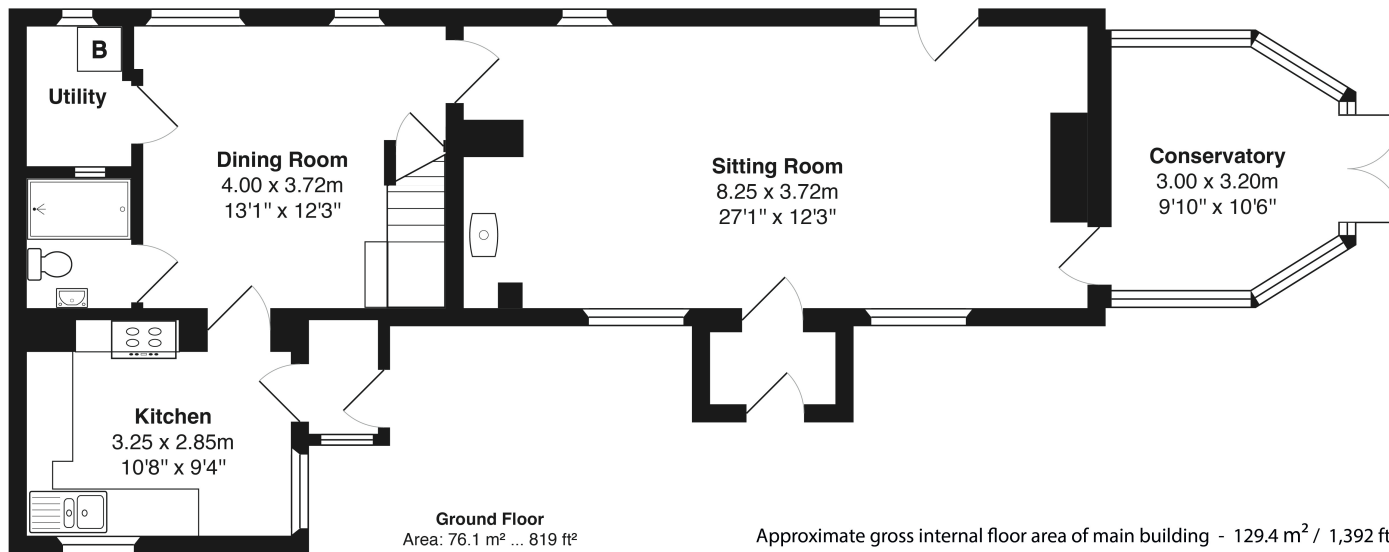




## River House, Cocklake, Wedmore



**First Floor**  
Area: 53.3 m<sup>2</sup> ... 573 ft<sup>2</sup>



Area: 21.0 m<sup>2</sup> ... 226 ft<sup>2</sup>

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**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.



