

# WOOKEY HOUSE

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Wells 2 miles • Glastonbury 8 miles • Castle Cary 14 miles (London Paddington from 90 minutes)  
Bruton 15 miles • Bristol Airport 16 miles • Bath 20 miles • Bristol 21 miles  
(Distances and times are approximate)

*A stunning and award-winning Grade II Listed Georgian country house, sympathetically and tastefully restored by the current owners into a fine family residence. The house sits well within its gardens, with superb views across its own parkland to the south.*

### Accommodation and Amenities

Reception hall • Entrance hall • Drawing room • Sitting room • Dining room • Study • Library / playroom • Kitchen / breakfast room • Larder • 2 cloakrooms with WC • Boot room • Cellar

Master bedroom with en-suite dressing room and bathroom

Guest bedroom with en-suite bathroom • 7 further bedrooms • 3 further bathrooms

Former coach house & stables extending to about 1,760 sq ft with development potential

Private garden and grounds around the house • Parkland • Woodland

**In all about 37.1 acres (15.01 hectares)**



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Your attention is drawn to the Important Notice on the last page of the brochure.

## Situation and Amenities

Wookey House is set back from the village lane behind high stone walls, affording privacy and seclusion, on the edge of the village of Wookey Hole. The house has incredible views and is nestled on the slopes of the beautiful Mendip Hills 'Area of Outstanding Natural Beauty'. Ebbor Gorge National Nature Reserve is a short distance to the north.

Wookey Hole is home to Wookey Hole Caves, some highly regarded pubs and provides a small range of shops for day-to-day needs, as well as a riding school. The village lies about 2 miles west of the cathedral city of Wells, which provides a very good range of day to day shopping facilities, including a Waitrose. The City of Bath is a UNESCO World Heritage Site, with world-famous Roman Baths and is regarded as a cultural hub in the southwest and with Bristol, provides first class shopping, cultural, educational and leisure facilities nearby.

Road communications are good. The A37 links to the east links to Bristol and Bath, whilst the A303 to the south links with the M3, providing access to London. The M5 (Junction 23) provides access to Exeter and the West Country and the M5 (Junction 21) provides access to the Midlands and the North.

The nearest mainline railway station is at Castle Cary which is about 14 miles distant with a regular service to London Paddington taking from 90 minutes. Bristol Airport is 16 miles away to the north.

Sporting facilities in the area include golf at Wells, Maesbury Castle, Castle Cary and other local courses and National Hunt racing is at Wincanton, Bath and Salisbury. The property lies within the Mendip Hunt country. The Mendip Hills area is highly regarded for its walking, caving, rock climbing and bridleways, affording excellent riding out opportunities. Shooting and fishing are also available locally.

There are several exceptional schools in the area including Millfield in Street, Downside at Stratton-on-the-Fosse, the Sherborne schools, St Mary's in Shaftesbury, Wells Cathedral School, the Bruton schools plus a number of highly regarded schools in Bath in Bristol. Wells also has a highly regarded local secondary school and four primary schools.





## Historical Note

Wookey House has a wonderfully rich heritage and has seen some very interesting owners in its history. The area is renowned for its scenery but also for its roots in rural industry, including dairying and paper mills.

The house was purchased by the late artist Peter Barker-Mill and his wife Elsa, just before the Second World War. The Barker-Mill's were a grand family who owned Motisfont Abbey (now National Trust) on the River Test. According to a book 'The Barker-Mill Story', their purchase of Wookey House was wholly by chance. They were inspired by *A Glastonbury Romance* (John Cowper Powys) to explore the West Country and Elsa recalls in the book: "We went up the lane and got out of the car to pick primroses. The evening sun was setting on a house in the valley – we were on a little hill – and it had a Georgian front. And I said to Peter, 'That's the one'." They bought it soon after. They were at the forefront of the UK arts scene during the 1960s and 1970s and hosted regularly, with friends and other artists from all over the world as guests.

The Barker-Mill's lived there until their deaths and on the passing of Elsa in 2007, the house was later put up for sale. The current owners subsequently bought the house in 2008 and set about the planning and restoration process with exhaustive attention to detail, allowing them to convert East House and Wookey House (as the house was then arranged) into one award-winning Georgian country house, and move in during August 2010.

## Wookey House

Wookey House is a classical Grade II Listed Georgian house with a late 18th century façade on an earlier core. The symmetrical front elevation is incredibly attractive with a central front door flanked by six bays of windows. Although refurbished internally throughout, much of the original structure of the house was retained, with features such as a fanlight, open triangular pediment, sash windows, parapet with coping and external cornice.

The house extends to about 7,841 sq ft over three floors with some fine reception rooms leading off the two principal hallways. The flow of the house is exceptional on the ground floor with consideration given to modern family living. Beautiful formal rooms are complemented by informal family rooms and well laid-out utility space too. The kitchen / breakfast room is at the heart of the house with the rear courtyard conveniently nearby. Upstairs, the bedroom accommodation is well laid out, with an excellent master suite, guest bedroom suites and a good number of family bedrooms.

There is an inspiring use of colour and patterned wallpaper, contrasting beautifully with the classical room proportions and traditional features such as working shutters, boxes window seats, vaulted architraves, wide hardwood floorboards, stone flagged-floors, cornice and intricate ceiling detail. Quirky features such as a huge sliding door and use of mirrors enhance the magical quality that emanates from the whole house.

*Please see the floor plans for further information.*







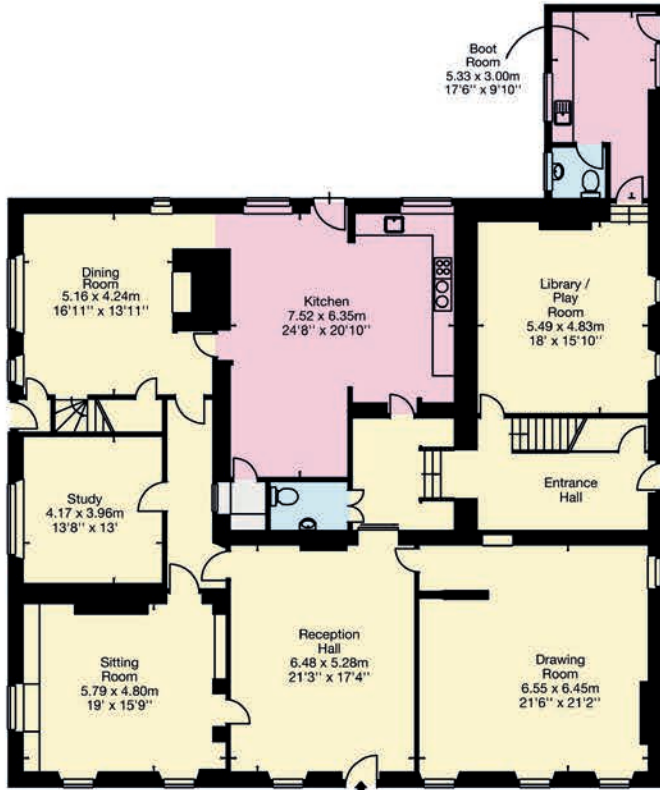




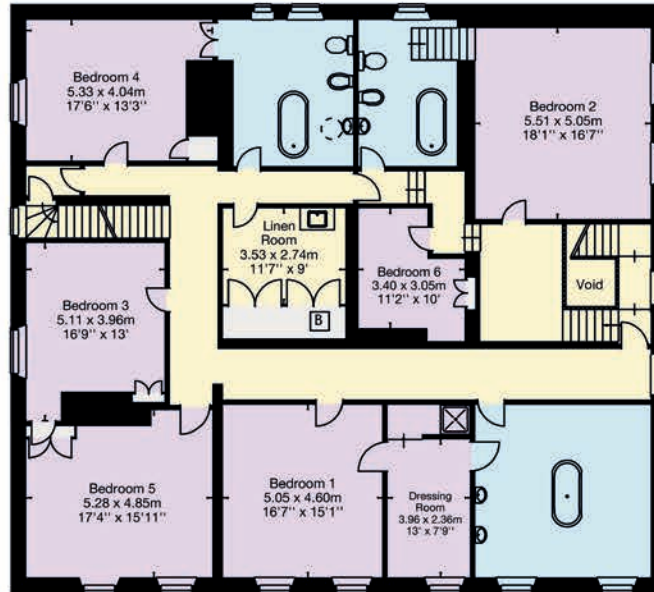


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

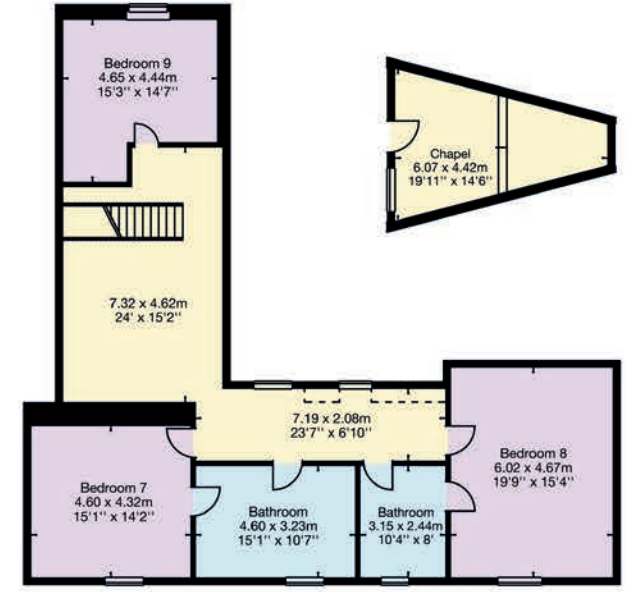
**Approximate Gross Internal Floor Area**  
 Main House (No less than) 728 sq.m (7,841 sq.ft)  
 Coach House (No less than): 163 sq.m (1,760 sq.ft)  
 Chapel (No less than): 17 sq.m (185 sq.ft)



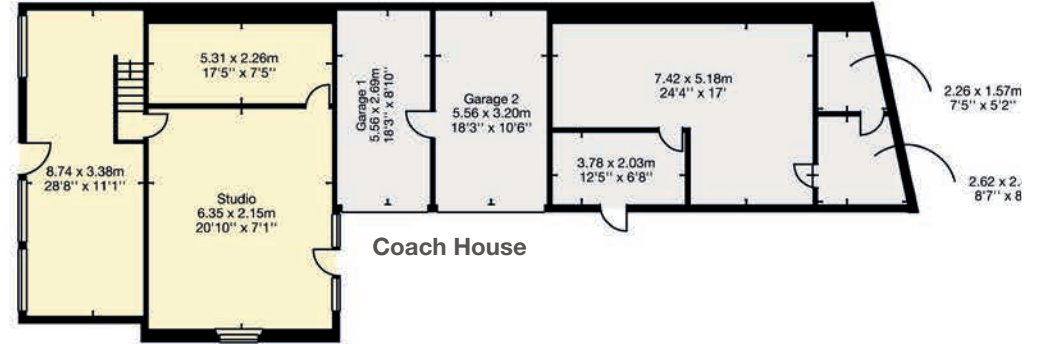
Ground Floor



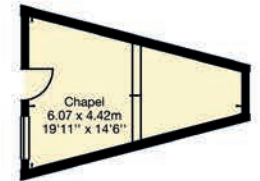
First Floor



Second Floor



Coach House



Chapel



## Former Coach House & Stables

Constructed of rough stone and brick elevations under a tiled roof, the building extends to about 1,760 sq ft and is currently used for storage. A separate driveway leads up to this building which is situated beyond a garden wall to the northwest of the main house. The building was formerly used as a studio with garaging, stabling and a groom's flat above although these uses are now no longer applicable.

In 2008, planning permission was granted as part of the same application for the main house, permitting the conversion of this building into a single separate two bedroom dwelling. However, this has now lapsed and a new owner has the opportunity to redevelop this property to suit their own requirements, subject to the necessary planning consents.

## Outbuildings

Further outbuildings include the "Chapel", a triangular outhouse and a dilapidated Victorian greenhouse.





## Gardens and grounds

The house is approached from the east into a large gravelled parking and turning area. Pretty areas of lawn surround the terrace which is wrapped around the house. The front and side façades have young Wisteria plants which are being trained to adorn the house. There is a secluded courtyard at the rear of the house, a perfect location for evening barbecues and drinks. The large areas of lawn are well protected with attractive garden walls giving structure and character to the different sections of garden. A glorious Magnolia arch lies to the west of the house.

To the north is the site of a former tennis court with a charming old pavilion and terrace. To the east is a rockery garden which leads up to a large area of mature woodland to the northeast.

In essence, the current owners have invested a huge amount of time and energy into transforming the house itself, which has required the sensitive landscaping of areas of the garden, reinstating it as one. Whilst the gardens and grounds are generally in very good order, with established borders, mature specimen shrubs and trees, a pond and fountain, they have been deliberately arranged to be low maintenance.

## Land & Parkland

Beyond the gardens, the land extends to about 33 acres of permanent pasture and some areas of woodland. The bulk of the land forms a ring fence on the far side of the lane, securing the views from the house, with excellent accessibility. The views from the top are incredible, with Glastonbury Tor visible to the south on a clear day. There are no public rights of way across the property.





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Particulars dated: May 2015. Photographs dated: May 2015. Property Number: JKL/JWT/353998. Kingfisher Print and Design. 01803 867087.



## Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

## Services

Mains water. Mains gas. Mains electricity. Mains drainage. Intruder alarm. Wi-fi in all rooms.

## Planning

Wookey House is Grade II Listed as being of special architectural or historic interest. The current owners obtained planning and listed building consent in April 2009 for "conversion of Wookey House / East House into single dwelling and Coach House / Stables into single dwelling" (Ref: 120485/000 and 120485/001).

The current owners won a Commendation in the Somerset Building Awards 2012 for the restoration and repair of Wookey House.

## Local Planning Authority

Mendip District Council: Tel: 0300 303 8588  
[www.mendip.gov.uk](http://www.mendip.gov.uk)

## Council Tax

Band H

## Viewing of the property

Viewing is strictly by prior appointment with the selling agents Knight Frank LLP.

## Directions

### (BA5 1AY – but please follow directions)

From Wells take the A371 towards Cheddar and after passing through the village of Haybridge, turn right onto Titlands Lane to Wookey Hole. At the end of the lane, turn right and the entrance gates to Wookey House are just round the bend on the left hand side.

