



Orchard House, West Horrington, Wells. BA5 3ED

Guide Price £775,000

COOPER & TANNER
THE ART OF AGENCY

- Desirable 'no-through' village
- Quiet location
- Spacious detached house
- Five bedrooms
- Generous kitchen/breakfast/family room
- Study
- Large South facing gardens
- Conservatory
- Ample parking
- Swimming Pool
- Spectacular views

Viewing

Strictly through Cooper & Tanner
on 01749 676524

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DESCRIPTION

Orchard House is an impressive detached five bedroom family home set within half an acre of south facing grounds with a swimming pool and breathtaking views. The property was originally built in an orchard and has been improved by the current owners over recent years. Upon entering the property is an entrance porch for storage of coats and shoes and a large entrance hall with understairs cupboard and downstairs cloakroom. The accommodation comprises a large triple aspect sitting room with a bay window to the front, sliding doors into a conservatory and a wood burner with stone

surround and wooden mantelpiece. The conservatory benefits from integral custom made blinds, two doors opening out onto the patio and gorgeous views towards Glastonbury Tor. The kitchen/breakfast/family room has been beautifully finished, it features a range of wall and base units with granite work surfaces, dishwasher, electric oven and microwave, an island for extra storage and induction hob along with a large larder cupboard with automatic light. The room has space for a dining table and a snug area beneath the window which has a door leading out into the gardens. A separate formal dining room has sliding glass doors opening from the



entrance hall and would be a perfect space for entertaining comfortably accommodating a table for eight to twelve people. The utility room accessed from the kitchen houses the boiler, a large traditional walk-in larder, store cupboard and a door onto the patio. Completing the downstairs is a large office which could easily work as either a play room or an extra double bedroom if required.

The first floor landing has a large airing cupboard, which houses a large hot water tank, and leads to all five double bedrooms, four of which look over the views and gardens. The master bedroom is dual aspect taking advantage of the stunning views. Built in wardrobes to

one end of the room create a dressing area with a secret door to access eaves storage. The en-suite has been upgraded to a high standard with a Jacuzzi bath with shower head attachment and head rests, heated towel rails and walk in shower which features a rain shower head, hand shower and body jets. Bedroom two has a built in cupboard and an ensuite shower room, there is also a useful cupboard opposite (accessed from the landing). Three further double bedrooms overlook the unspoiled south facing views, one of which has a sink and vanity unit and another having a wall of built in wardrobes. Currently bedroom 3 and bedroom 4 have been opened up with sliding doors to create an office space and bedroom space, this could easily be removed

and the wall returned to make them two separate double bedrooms again. The family bathroom has a bath, separate shower, heated towel rail and window to the side of the house. A fully monitored fire and intruder alarm system is installed with keypads both upstairs and downstairs.

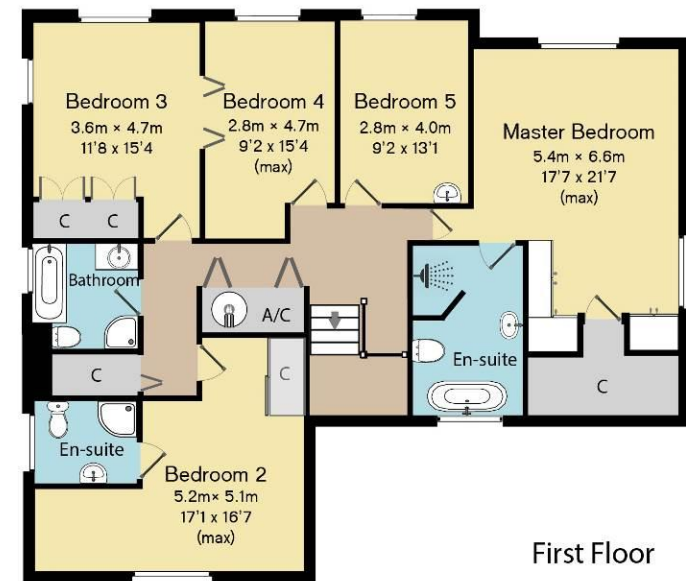
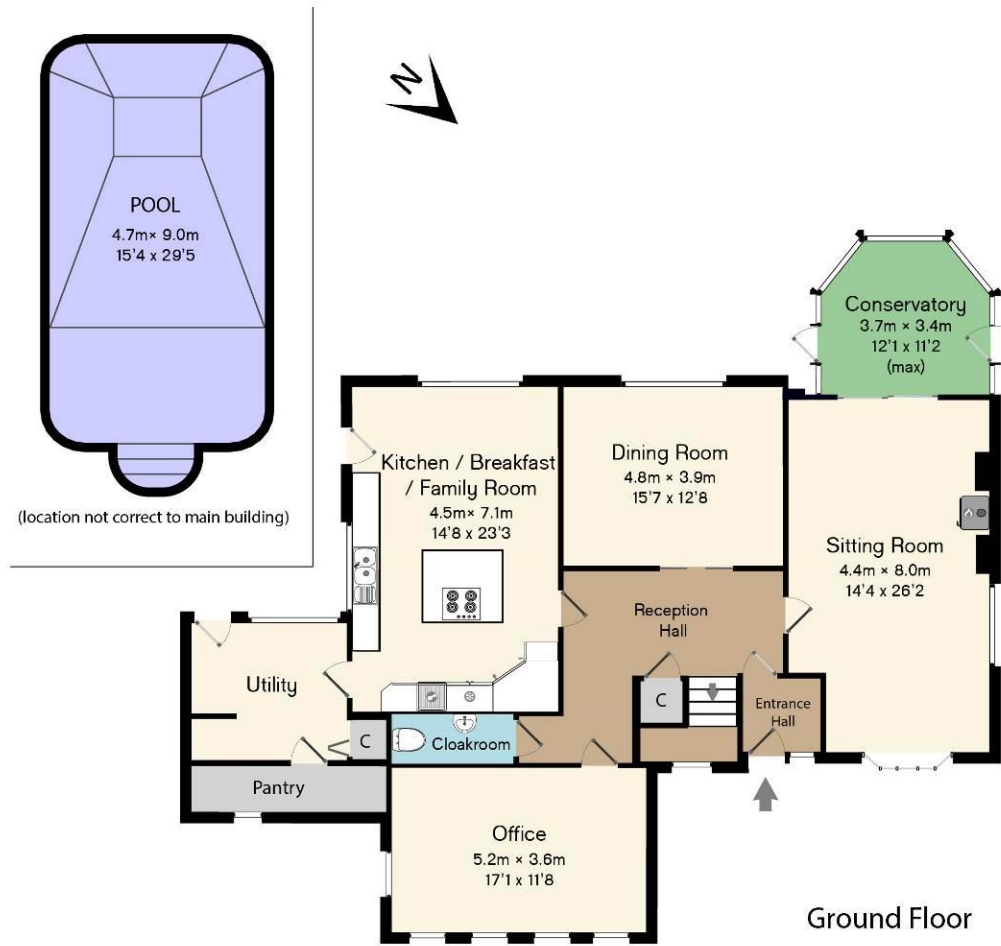
OUTSIDE

Approaching Orchard House from the heart of West Hornington is a 50 metre driveway that opens up to accommodate parking for at least 5/6 cars. The gardens are predominantly south facing and laid to lawn with a variety of trees, shrubs, bushes and a wisteria on the back of the house. A large patio area accessed from the conservatory and kitchen is a perfect space for outside entertaining with the most gorgeous view over the gardens and unspoiled countryside views beyond. Steps lead down to the garden which is enclosed by stone walling and fencing. The swimming pool has recently been re-lined, it has a patio for sun loungers, a summer house and a store/pool house under the top patio. To the front of the house is the 'Donkey House' a small barn which could be used for storage of bikes and tools. Lapsed Planning consent was previously granted for the erection of a double garage, exercise room and studio.



Orchard House

West Horrington



Approximate gross internal floor area - 284 m² / 3,057 ft²

Whilst every attempt has been made to ensure the accuracy of this floor plan, 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.

IMPORTANT NOTICE: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Area and Sales Plans

The area and the sale plan have been calculated and produced using Pro map mapping software (Ordnance Survey Licensed) and referenced where possible to the HMLR Title plan, however they may not correspond with other mapping services. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.







LOCATION

The quiet and highly sought after village of West Horrington lies only a few minutes' drive to the north east of Wells. The village benefits from having no through traffic, apart from local residents, and boasts one of the area's most popular primary schools (within walking distance).

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.

TENURE

Freehold

HEATING

Oil fired central heating

SERVICES

Mains water and electricity are both connected. Drainage is via septic tank.

LOCAL AUTHORITY

Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Tel: 0300 303 8588

COUNCIL TAX

Band 'G'

EPC RATING

Rating 'E'

VIEWING

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

DIRECTIONS

From Wells take the B3139 signposted to Bath. Continue to the village of Horrington passing the school on your right hand side. Turn left just after the school into West Horrington. Follow the road until you come to Middle Fam and then bear sharp right. A few metres along the road take a left hand turning. Orchard House is the third property on your left.

REF:WELJAT141016





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