

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



BEN KNOWLE FARMHOUSE, CASTLE LANE, WOOKEY, WELLS, BA5



**BEN KNOWLE FARMHOUSE,
CASTLE LANE, WOOKEY, WELLS, BA5 1NL**

A charming and most appealing house enjoying an excellent and convenient location in the popular village of Wookey just west of Wells.

The house has lots of generous and very pleasant living space with a hall, sitting room, dining room/library, study, kitchen breakfast room, cloakroom/wet room, a splendid master bedroom and dressing room, 3 further bedrooms, a first floor cloakroom, bathroom and shower room.

Great views over the beautiful bordering countryside. Garaging, plenty of parking and mature manageable gardens of towards half an acre.

Offers are invited in the region of £560,000

About the area

Wookey is a small village about 2 miles west of Wells and is not to be confused with Wookey Hole which is a different village a couple of miles away. The village of Wookey has a good community, pubs and a primary school. The Church is very active as is the nearby church of Henton.

Wells is the smallest city in England (population about 11,000) lying in beautiful countryside between the Somerset Levels and the Mendip Hills – an Area of Outstanding Natural Beauty. Wells medieval centre has local markets twice a week, good restaurants, a thriving high street and many important ancient buildings, including the Cathedral and moated Bishops Palace and gardens. There are four major supermarkets on the edge of the city. Wells Leisure Centre has the usual facilities of gym and swimming pool to add to Wells Rugby Club, Tennis club, Bowling club and Golf course. Throughout the year Wells hosts festivals for Music, Literature, Art and Food, and has twinned links with Burgundy, the Rhineland and Northern Italy. There are many societies and clubs for those who would like to join a diverse social community.

The major towns of the area, Bristol, Bath, Taunton and Yeovil are all within commuting distance. There are excellent state & independent schools in the area which include several good primary schools, All Hallows, Wells Blue School, Strode College, Wells Cathedral School, Downside and Millfield School.

Wells is a transport hub for bus services, including daily services to London. Main line trains run from Castle Cary and Highbridge, both 25 minutes drive. Bristol International Airport is 35 minutes drive away.





Castle Lane runs off the main road from Wells towards Wedmore and Ben Knowle Farmhouse is some distance along on the left hand side bordered by quite delightful countryside with fields stretching to a wooded hillside.

The property has a mature garden alongside the lane and a field gate opens to a gravelled drive which leads in.

The house is a handsome brick building which benefits from double glazing and central heating with radiators and towel rails in the bathrooms. The accommodation has mainly tiled or carpeted floors and both oak and pine doors.

The hall has a staircase and leads to the study to the right and to the left is a large sitting room. This is a double aspect room with wall lights and a brick fireplace with an inset woodburning stove. Oak double doors open through into a splendid, well proportioned light and airy dining room (or library) which again has a double aspect and double french doors opening southwards to the garden.

The kitchen and breakfast room is another good sized room and again is light and airy having a triple aspect. The kitchen area has a good range of units with space for a dishwasher and integrated appliances including a 4 ring electric hob, extractor and an oven plus a microwave oven. There is a broom cupboard, larder and a breakfast area with ample room for a table and chairs.

Beyond is an archway into a utility area with a second sink unit and space and plumbing for a washing machine. Leading off is a rear hall/boot room with a door to the garden.

Also off the hall is a cloakroom/wet room with floor and wall tiling, a basin, wc and shower.

On the first floor two rooms have been combined to prove a luxurious master bedroom with a dressing room. It's now a triple aspect room with extensive wardrobes, cupboards and chests of drawers.

Another bedroom on this floor has a hand basin in a vanity unit.

The bathroom has floor and wall tiling, a basin, a large oval bath, walk-in shower and airing cupboard. Adjacent is a cloakroom with floor and wall tiling, basin, bidet and wc.

On the second floor are 2 further bedrooms (both with storage areas) and a shower room with a basin, wc and shower cubicle.





The gravelled drive has extensive parking and turning area and beyond the house is an outbuilding providing garaging. There are also two timber sheds, one with electric light and power.

The front gardens are mainly lawned with shrubs, apple, plum, greengage and cherry trees and on the far side of the house is a south facing garden. This has a paved terrace area bordered by lawns and shrubs. The garden is bounded by timber post and rail fencing.

Directions:

From Wells drive out on the B3139 heading towards Wedmore. Enter Wookey after a mile or so and pass the Burcott Inn. Continue and take the first left into Castle Lane and the property is the first house on the left hand side.



Energy Performance Certificate

Ben Knowle Farmhouse, Castle Lane, Wookey, WELLS, BA5 1NL
 Dwelling type: Detached house Reference number: 8595-7121-3620-5927-3922
 Date of assessment: 23 September 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 23 September 2015 Total floor area: 189 m²

Use this document to:

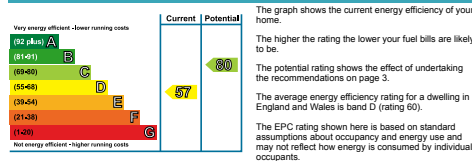
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,974
Over 3 years you could save	£ 711

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 537 over 3 years	£ 267 over 3 years	
Heating	£ 3,879 over 3 years	£ 3,869 over 3 years	
Hot Water	£ 558 over 3 years	£ 327 over 3 years	
Totals	£ 4,974	£ 4,263	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

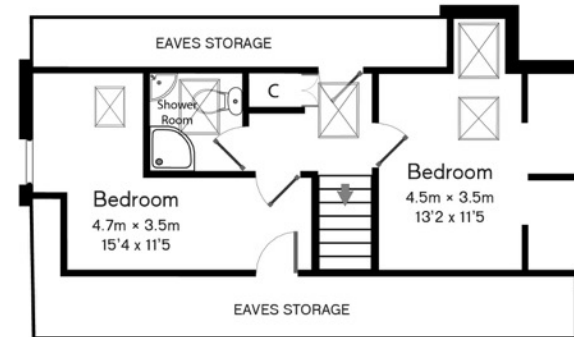
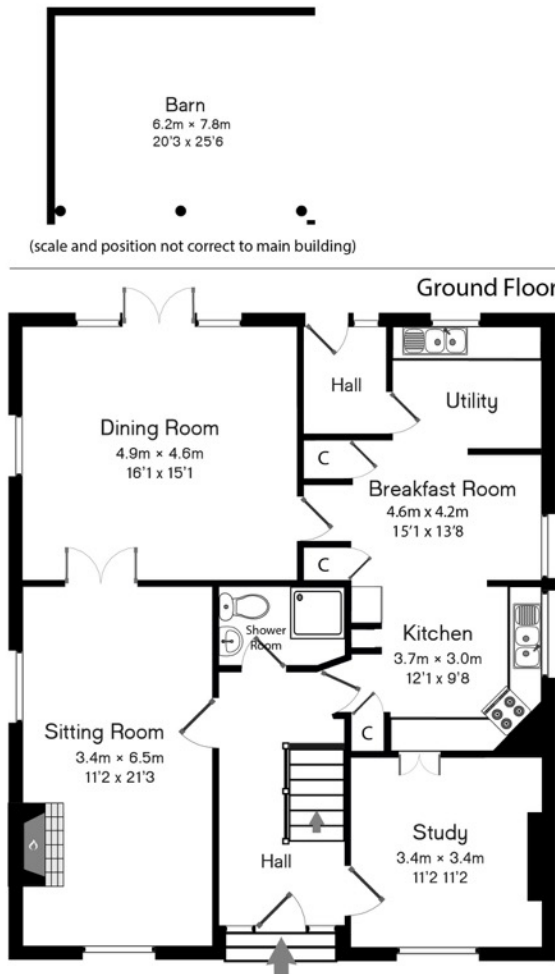
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 162	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 120	
3 Low energy lighting for all fixed outlets	£135	£ 219	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

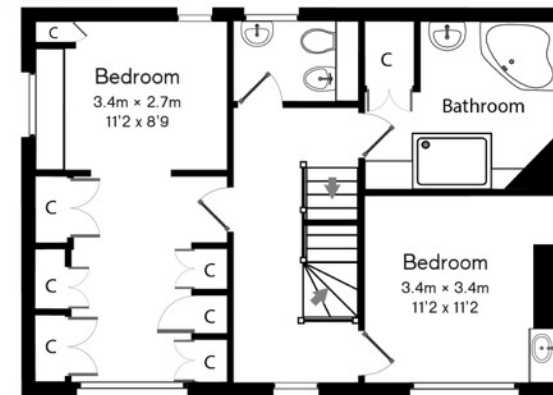


Ben Knowle Farmhouse, Wookey, Wells



Second Floor

First Floor



Approximate gross internal floor area - 187 m² / 2,013 ft² (excluding barn and eaves storage)

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 - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

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

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