

GAYES COTTAGE, SCHOOL LANE, ROWBERROW, WINSCOMBE, BS25 1QP

Charming detached country cottage in a fantastic rural hamlet

Set in a generous plot of approaching $1/3^{\rm rd}$ of an acre with beautifully landscaped and productive garden

Dating back to the 18th century with later additions

Formerly occupied by renowned author Terry Pratchett

2 separate sitting rooms, both with fireplaces

Kitchen/breakfast room

Spacious family dining room

Conservatory, which forms a lovely extra reception room overlooking the rear garden

Downstairs cloakroom

4/5 bedrooms, 1 with ensuite

Shower room and family bathroom

Garage with utility area

Beautifully landscaped mature rear garden

Solar panels providing an income

A beautiful detached country cottage, originating in parts back to the 18th century with later additions and formerly owned by renowned author Terry Pratchett and being part of the historic Rowberrow Estate. The cottage sits in a generous plot of almost 1/3rd of an acre with glorious well-tended gardens and offers the chance to live the rural lifestyle in a beautiful character property.

The property is entered into the hallway, with a sitting room an inglenook fireplace complete with bread oven and now housing a bottled gas fired 'woodburner style' fire. This room then leads through to a second sitting room with a gas fire and with access to the garden. This area of the cottage is the original part, dating back to the 18th century.

Going back through the hallway, you come to the newer part of the cottage, where you will find a spacious dining room, perfect for entertaining and family dining and a well fitted kitchen/breakfast room with a range of cream units, built-in oven and hob, dishwasher and space for fridge.

A lovely conservatory provides a tranquil extra sitting room, with gorgeous outlook over the garden. There is also a downstairs cloakroom with W.C. and plenty of coats space.

To the first floor, there are 4/5 bedrooms, with the master bedroom having glorious views to the garden and an ensuite bathroom. There is a dressing room off, which could be a 5th bedroom if required. There are also 2 shower rooms to this floor.



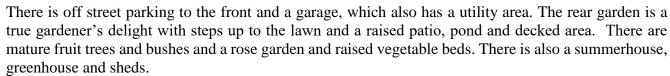












Communication is first-rate with the M5 motorway network (Junction 21) within 8 miles and Bristol Airport within 7 miles. Schooling is also excellent with Sidcot independent school about 2 miles away and Wells Cathedral and Millfield School about 10 and 18 miles away respectively. Local amenities include fishing at Blagdon and Chew Valley Lakes, shooting, walking and bridle paths throughout the Mendip Hills. Bristol is about 15 miles to the North and Bath is about 25 miles to the North



Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



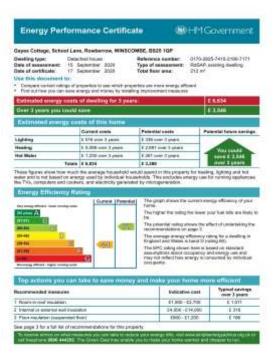


TOTAL FLOOR AREA - 2408 sq.ft. (223.7 sq.m.) approx.

With every attempt has been made to ensure the accounty of the thospian contained here, measurements of door, vendues, shore, and any other between apparenter and no exponeitable is taken to any entre. common or one-consecred. This pain is to furnishe or perspose only west shorted be used on such the any prospective purchases. The services, systems and application channel have not been tooled and no quarantee as to tree operating or efficiency can be given. DIRECTIONS – on leaving Robin King's office in Congresbury, turn right on to the High Street and continue along the road towards Langford. Go through Congresbury, out of the village and continue to the mini roundabout, turn right, then turn right again on to the A38. Continue through the traffic lights, up the hill, then take the left turn signposted to Rowberrow. Turn left immediately after the Swan pub into School Lane and the property will be found to the right hand side.

SERVICES – oil central heating, private drainage.

LOCAL AUTHORITY – Sedgemoor District Council – Band E £2,196.36 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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