

LODESTONE



The Wrangles, Green Ore





The Wrangles, Green Ore

BA5 3ET

5

Bedrooms

3

Bathrooms

2

Receptions

PROPERTY FEATURES

- Unique and magnificent detached barn conversion
- In an area of outstanding natural beauty
- Eco credentials
- Superb Kitchen/Living room
- Large sitting room with Oak vaulted ceiling
- Master Suite with dressing room and en suite bathroom
- Three further double bedrooms
- Family bathroom and en suite shower room
- Detached one bedroom annexe
- Double car port and garden store





Sitting high on the Mendip Hills in an Area of Outstanding Natural Beauty, The Wrangles is a unique and magnificent family home with far reaching views, a pretty garden and outbuildings.

Built to the highest standards in 2017, it stands ready for modern day country living, and its enviable position allows for very easy access to Bristol, Bath, Wells, Bruton, Frome and South Somerset, so combining the very best of Somerset.

The house benefits from an eco-friendly air source heat pump and heat recovery system, with underfloor heating throughout. 8.8kw of Solar panels feed 9.9kw Solar batteries, and an EV charger is fed off Solar power too. Starlink internet connection provides excellent communication throughout.

This is a house brilliantly designed to work hard and play hard, with the ability to adapt according to whatever is the order of the day. It has it all! Approaching up a long driveway shared with a neighbour, you are greeted by plenty of parking and a very smart double car port.

A partially glazed Oak front door leads into the hall with a pretty tiled floor, and you are instantly aware of the quality of the build, with wonderful features catching your eye in all directions. The kitchen is a truly large and fantastic room, split into three distinct areas and flooded with natural light. A woodburner sits at one end with ample space for sofas and TV and room for a large dining table in the centre. Bifold doors on both sides open out to the garden beyond.





At the far end the very well appointed kitchen comprises bespoke wooden units, a large island with seating for four, granite worktops and quality fittings including a "Quooker" tap, larder cupboard, electric "Rangemaster" with bottle fed gas hob and extractor fan overhead, integrated dishwasher and space for a large double fridge freezer. This room is truly the heart of the home and a space to enjoy time with family and friends, entertain or cozy up and enjoy a night in. It can cater to many or a few.

Off the kitchen is an equally well equipped utility room with separate cloakroom and shower, and a door leading out to the garden. This is the perfect hard-working laundry area required for country living, with plenty of space for dogs and boots as well, all neatly tucked away and out of sight, with access straight into the garden.

Heading back through the hall you come to the family office. This space has everything needed to work from home, including an AV rack providing a network hub.

Beyond lies the sitting room, a fantastic space with a spectacular Oak vaulted ceiling, bifold doors out to the garden and a large modern woodburner for cozy nights in front of the TV. This room is flooded with natural light from electric Velux windows, and these are fitted with moisture meters so that they close automatically when it rains.

An Oak staircase rises from here to the opulent Master Suite incorporating a fabulous walk through dressing room with fitted cupboards and wardrobes leading into the bathroom. The bathroom







comes complete with freestanding bath tub and granite basin surround, on into a large and luxurious double bedroom.

Back in the hall a wide, light and bright corridor with wooden flooring leads to three further bedrooms. Two large identical doubles with built-in wardrobes and bifold doors to the garden are serviced by an adjacent modern family bathroom with large shower, bath tub and basins with granite surrounds.

At the far end is a second large double bedroom suite with bifold doors to the garden, built in wardrobes and large ensuite shower room, again featuring basins with granite surrounds.

Outside

The garden and outbuildings wrap around the house and combine lawns and borders with shrubs throughout, whilst creating four distinct areas. Directly outside the entrance is parking for plenty of cars and a wooden clad double car port with log store to one end and workshop to the other. Beside this lies the vegetable patch with five raised beds and a lawn area enclosed by park fencing.

The Annexe

A wooden clad building with kitchen and living area, bedroom and ensuite shower room. Opportunity and great flexibility is afforded by the Annexe, and this building has its own air source heat pump. To the side you come to the Potting Shed, an ingenious wooden clad container with electricity which provides the perfect garden storage or workshop area.





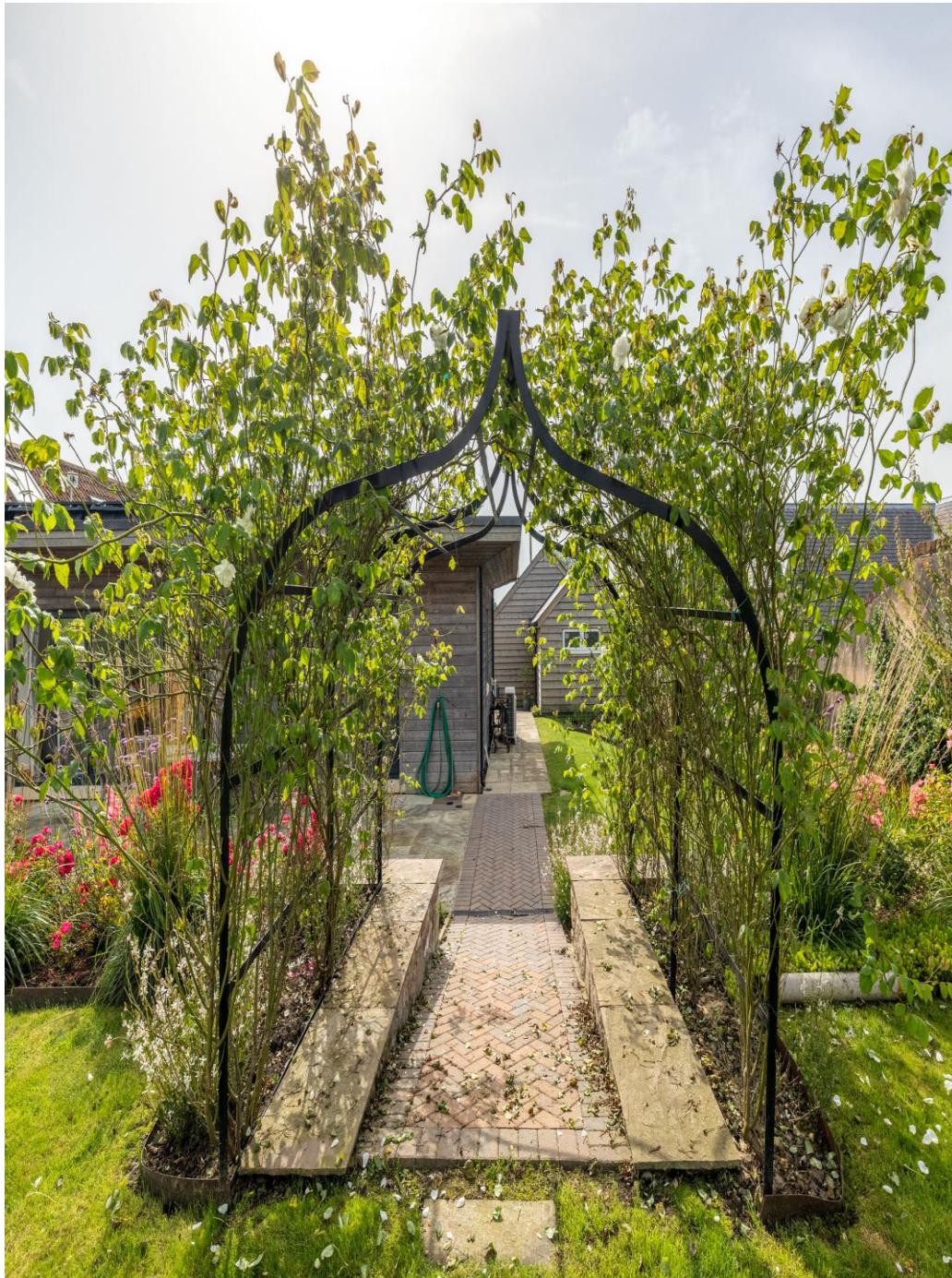
Finally you come to the terrace off the kitchen and sitting room, running the length of the house with hot tub and lawn beyond, providing the perfect picturesque area for outside entertaining, lounging and dining under the stars on warm summer days, surrounded by open fields and beautiful Mendip scenery.

The Wrangles has it all and is a must see for anyone looking for an immaculate family home combining modern day comfort without compromise, all within easy striking distance of Bristol, Bath and south Somerset.

Situation

The house is ideally connected. Green Ore lies in an area of outstanding natural beauty in the heart of the beautiful Mendip Hills, and also sits at the gateway to all of Somerset with excellent transport links north and south. It is a 5 minute drive to the Cathedral City of Wells, and it is also under a 30 minute drive to the fantastic cities of both Bath and Bristol, being equidistant to both, so allowing for easy access to work, school, the shops, restaurants, theatres, transport hubs and international sport in both of these world famous cities. There are fast trains to London from Bristol and Bath (under 90 minutes), Bristol International airport is 20 minutes away and it's an Uber ride home after a night out in the City! But to add to that the southern Somerset highlights of Bruton, Frome, the coast and beyond also being under 30 minutes' drive, and you literally have it all on your doorstep.

The nearby Cathedral City of Wells offers all the usual attractions of a market town including banks, doctors' surgeries and dentists with supermarkets.



Babington House is a 20 minute drive away. Sporting facilities nearby include golf at Wells, Mendip, Castle Cary and other local courses and National Hunt racing is at Wincanton, Bath and Salisbury.

The Mendip Hills area is highly regarded for its walking, caving, rock climbing and bridleways, affording excellent riding out opportunities.

Schooling in the area is excellent for both state and private education. Bristol, Bath and Wells all have a range of primary and secondary schools for boys, girls and mixed schooling. Notable private schools include Queen Elizabeth Hospital School, Bristol Grammar School, Clifton College, Millfield School, Kingswood School, Badminton School, Prior Park College, Monkton Combe, Wells Cathedral School, All Hallows Prep, the Bruton Schools and Downside.

Services

Mains Water (metered) and Electricity, Solar Panels and Batteries, EV charging point, Air Source Heat Pump and Heat Recovery System, Cylinder Gas for hob cooking only, Klargeter drainage system.

Local Authority

Somerset Council
Council Tax: G
EPC: C

Tenure

Freehold

Directions

Postcode: BA5 3ET
What.3.Words (driveway entrance): farmed.lifted.alley
What.3.Words (house): zinc.reason.explorer

N.B. There is a public footpath crossing over the shared drive.





The Wrangles, Green Ore



Approximate gross internal floor area of main building - 275.7 m² / 2,967 ft²



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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