





Gruffy Cottage, The Batch Priddy

Ground Floor

Open plan kitchen and family room, Sitting Room, Study,
Playroom, Home Office, Utility Room, Pantry,
Master bedroom with dressing room and bathroom

First Floor

Two double bedrooms, family bathroom, Guest suite with
en-suite shower room

Outside

Well designed gardens, Parking and Garage

Guide Price £750,000

Killens - Wells

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About the property.

Gruffy Cottage is a stylish property overlooking the Village Green. The property, formerly three stone cottages, dates back approximately 200 years and has been renovated by the current owners to create wonderful, contemporary family house that now has a perfect balance of traditional and modern features.

About the inside.

On entering the property, stone steps lead to the large open plan kitchen/family room. This room really has the "wow" factor with exposed wooden beams, industrial style lighting and an oak effect 'Karndean' floor. A stunning kitchen island with honed granite worktop forms the kitchen. Modern vertical radiators free up wall space and there's plenty of room for a large dining table and seating. From the kitchen French doors lead out onto the large terraced area and garden beyond which is ideal for entertaining. To the rear of the kitchen is a large walk-in pantry that has a barn style roller door and has ample shelving and space for a fridge freezer. There are two further reception rooms, one currently used as a playroom and the other being used as a library with built-in under stairs storage. Both rooms have space for a desk or sofa and offer versatility. Also on the ground floor is the snug with a multifuel wood burner. An inner hall leads to a study area with two large built-in cupboards and a glazed door leading out to the garden. The utility room is situated off this room and has a stylish Belfast sink and space for a washing machine and tumble dryer. The master bathroom is also found on the ground floor. This fantastic room is a great space with a freestanding bathtub, separate shower, twin washbasins.



There are two staircases, one leading to the guest suite which is a generous double bedroom with wood floors and an en-suite shower room. The second staircase leads to two further double bedrooms and a stylish bathroom with a rainfall shower.

About the outside.

To the front of Gruffy Cottage is a parking area for two or three cars and access to the garage. To the rear, at the bottom of the garden, is a further parking area with access to the garden via a metal gate.

The rear garden is cleverly designed with a large terraced area with outdoor electrical sockets and is perfect for outdoor furniture and entertaining. There is also an area of lawn, edged by mature trees, with room for a trampoline and towards the rear, a large well stocked vegetable garden. The garden is an attractive and practical layout a useful greenhouse and lovely dividing stone wall between the lawn and vegetable garden, there is even an outdoor sink with hot and cold water should you need to wash your dog after a muddy walk. There are lovely views at the rear over the popular Village Green and Ancient Priddy Sheep Hut and steps lead to the further parking spaces.



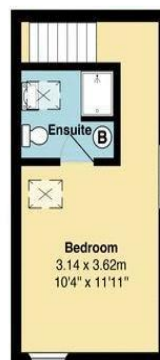


Gruffy Cottage, Priddy



Approximate gross internal floor area of main building - 249.3 m² / 2,683 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. All room measurements are maximum dimensions unless otherwise stated.



About the area.

Priddy is in an area of Outstanding Natural Beauty and is nestled on the southern slopes of the Mendip Hills, approximately 5 miles north west of Wells. Priddy has a very popular public house and the village green is the centre of many events throughout the year, one of which is an annual three-day Priddy Folk Festival in July. The village church dates from 1352, and there is a village hall, farm shop with a butchers and cafe and a thriving village school. A bus service runs each day to the Blue School in Wells and the area has many independent schools nearby including Wells Cathedral School, Downside, All Hallows, Sidcot and Millfield. This part of the Mendips and surrounding area is well known for caving, gliding at Mendip gliding in Draycott, cycling, golf at nearby Wells, sailing on the Chew Valley lakes horse riding and extensive walks, with Ebbor Gorge and Deerleap within walking distance.

Gruffy Cottage also benefits from solar panels which are fully owned and last year produced plenty of electricity along with an additional income of approx £1000.

Heating LPG gas fired central heating and multi-fuel woodburning stove. Services private drainage, mains water and electricity

Directions.

Proceed out of Wells on the A39 Bristol Road. After approximately three miles, turn left signposted Priddy and continue until reaching the village. Proceed through the village passing 'The New Inn' public house on the left. As the road forks at the village green take the left hand fork into Coxton End Lane then take the first left into The Batch. Gruffy Cottage is the second property on the right.

Useful Information.

Postcode -

Local Authority – Mendip District Council

Council Tax - D

Tenure - Freehold

Viewings - Strictly by appointment with the Vendors agent Killens

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