





Scaddens House, Scaddens Lane Rodney Stoke

A hidden gem of a quintessential English country cottage tucked away in a quiet no through lane with wonderful walks straight from the door.
Extensively and lovingly improved with period features throughout.
Wonderful mature garden, driveway, garage and workshop.

Ground Floor

Entrance Porch, Sitting Room, Office, Snug, Kitchen, Pantry, Shower Room

First Floor

Three Bedrooms, Family Bathroom

Second Floor

Fourth Bedroom, Bathroom

Outside

Kitchen Garden, Mature Planting, Workshop, Paved Seating Area,

Gated Driveway

£820,000

Killens - Wells
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About the property.

Scaddens House is a hidden gem, tucked away in a quiet no through lane with just a scattering of properties and within a five minute walk of a nature reserve. This charming period house originally dates from around 1779 with a single storey extension added in the 1970's that now creates a wonderfully welcoming kitchen and dining room.

The house has been extensively and lovingly improved and now perfectly balances period features with comfortable, modern living. Solar panels generate a useful income of around £1,200 per annum.

About the inside.

An open fronted stone porch leads to the smart front door. Once inside, the accommodation is comfortable and spacious. The sitting room has some lovely period features including an Inglenook fireplace with a wood burning stove, cosy window seats, ceiling beam and beautiful wooden parquet flooring that continues into the kitchen and dining room. Both these connected spaces are as equally suited to entertaining as they are to absorbing family life. The welcoming farmhouse style kitchen has bespoke wooden painted cupboards complimented by marble worktops, a twin Belfast sink and integrated dishwasher. A door from the kitchen leads to the pantry, a lovely traditional cool space for storing food and preserves. Double French doors open to the terrace and the garden beyond.

The snug offers a cosy space to curl up with a book, watch television or listen to music in peace, whilst the office gives a practical space to work. The practicalities are catered for with a utility/boot room that opens into the kitchen garden. A shower room off the utility offers a perfect place for muddy children and dogs.

From the ground floor a staircase leads to a landing space with three well proportioned, double rooms leading off. These bedrooms all have wonderful exposed wooden floorboards, deep window sills and all with lovely views over the adjoining



countryside and beyond to the Mendip Hills. The bathroom features a heritage-style suite and a separate shower cubicle.

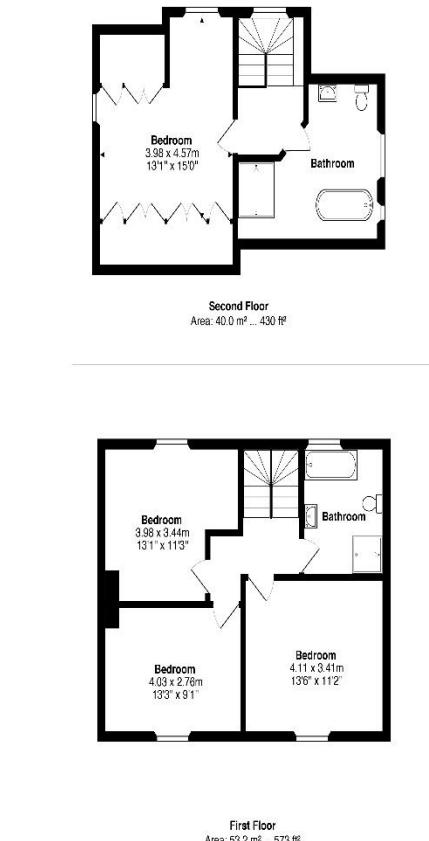
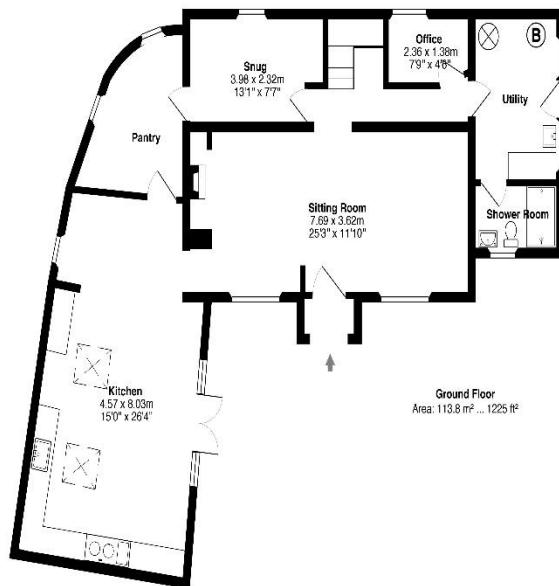
From the landing a further staircase leads to the master suite where the exposed beams combined with the recent addition of dormer windows, add very successfully, to the feeling of light and space and echo the understated style and atmosphere of the house. The bathroom also has a heritage-style suite along with a shower cubicle and a roll top bath that enjoys beautiful views across lush green fields to the trees beyond – the perfect place to lie back and relax.

About the outside.

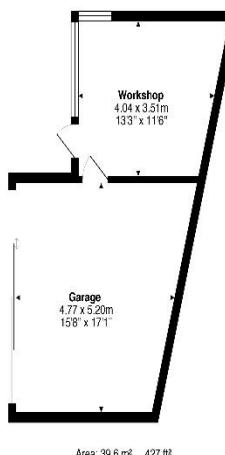
Double wooden gates open into the gravelled driveway of Scaddens House where there is plenty of parking and a detached garage with an adjoining workshop. This building offers potential to convert into ancillary accommodation – subject to the necessary permissions. The private and south facing sheltered garden is a delight. It has been well-planted over the years and is gently sloping upwards with lawned areas and pathways meandering amongst the planting and leading to a tucked away summerhouse. The garden has an excellent selection of trees and mature shrubs including Magnolia, Cercis Siliquastrum (Judas tree), Halesia (Snowdrop tree), Stranveasia and Maples to name a few. To the side is a productive kitchen garden with apple trees, blackcurrent and raspberry bushes, vegetable patches and two greenhouses. A paved terrace outside of the kitchen gives a wonderful place for alfresco dining.

Scaddens Lane is a quiet no through lane that leads to a nature reserve and The Mendip Way. There are beautiful walks straight from the front door of Scaddens House onto the Mendip Hills and to the Somerset Levels. The area is popular with walkers and cyclists with many country pubs along routes. The highly popular village of Rodney Stoke lies directly between Wells and Cheddar and has local facilities including a church and Public House. Both Wells and Cheddar are a short drive, offering extensive ranges of day to day amenities as well as schooling at all levels.





Scaddens House, Rodney Stoke



About the area.

Rodney Stoke is also well placed for road access to the A38 and M5 allowing for commuting to Bristol Airport and Bristol beyond. The city of Wells is within a fifteen minute drive and has a wide range of individual and high street shops. A wider range of facilities can also be found at Bath, Bristol and Taunton which are all within easy reach. Bristol International Airport is approximately 15 miles away. Good educational establishments can be found at all levels in the local area from both the public and private sectors which include Westbury-sub-Mendip Primary School, The Blue School, Kings of Wessex Upper School, Wells Cathedral School, Sidcot and Millfield.

Useful Information

Directions

From Wells take the A371 towards Cheddar passing through the villages of Easton and Westbury-Sub-Mendip. Continue into the village of Rodney Stoke and at the bottom of the hill and just off the bend, take the right hand turning into Scaddens Lane. Scaddens House is approximately 100 yards along on the right hand side.

Postcode

BS27 3UR

Services

Mains water, mains drainage, oil central heating

Local Authorit

Mendip District Council

Council Tax

Band F

Energy Performance Certificate

Tenure

Freehold

Viewings - Strictly by appointment with the Vendors agent Killens

V1 – 15 February 2022 - Killens and their clients give notice that:



