



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

Charming detached country cottage in a fantastic rural hamlet

Set in a generous plot of approaching 1/3rd 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.





There is off street parking to the front and a garage, which also has a utility area. The rear garden is a true gardener's delight with steps up to the lawn and a raised patio, pond and decked area. There are mature fruit trees and bushes and a rose garden and raised vegetable beds. There is also a summerhouse, greenhouse and sheds.

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

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.



TOTAL FLOOR AREA - 2400 sq.ft. (223.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 or each 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.
Made with Intrepid ©2020

Energy Performance Certificate

Geys Cottage, School Lane, Rowberrow, WINSOOMBE, BS26 1QP

Dwelling type: Detached house Reference number: 0170-2025-7418-2100-7171
 Date of assessment: 15 September 2020 Type of assessment: SAP, existing dwelling
 Date of certificate: 17 September 2020 Total floor area: 212 sq

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: £ 4,824
Over 3 years you could save: £ 3,546

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 288 over 3 years	 You could save £ 3,546 over 3 years
Heating	£ 3,388 over 3 years	£ 2,091 over 3 years	
Hot Water	£ 1,232 over 3 years	£ 287 over 3 years	
Total	£ 4,838	£ 2,188	

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

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommended measures on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D rating 60. The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measure	Indicative cost	Typical savings over 3 years
1. Return roof insulation	£1,800 - £2,700	£ 1,217
2. Internal or external wall insulation	£4,800 - £74,000	£ 318
3. Floor insulation (groundwater floor)	£900 - £1,200	£ 100

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

To request a copy of this document you need to provide your energy bill. You may also be required to provide a copy of the last two years' 0000-44102. This document is strictly confidential and is not to be shared with any other person.

1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT