

# THE MODERN HOUSE



*North Wootton, Somerset*  
*Sold*

## Wellness House and Cottage

This exemplary newly-built modern home occupies a quiet and peaceful pocket of the North Somerset countryside, equidistant from the villages of North Wootton and Worminster. Internal living space extends to over 3,520 sq ft, with a garden studio, sauna and natural swimming pool in the extensive landscaped gardens of around two and a half acres. Additionally, a two-bedroom cottage of almost 1,500 sq ft is positioned adjacently, which has been sensitively renovated by the owners to combine period features and modern interior details.

We've written about life here in more depth.

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### *The Tour*

The house is approached via a quiet country lane, with a private driveway providing off-street parking for several vehicles. A striking profile of black tin cladding nods to the former forge that occupied the site. The design takes an exacting approach to light and space, focusing on natural materials and energy efficiency. Close to Passivhaus standards, the insulation, HVP system and pure water treatment plant help to support more sustainable modes of modern living.

The primary entrance is positioned at the front of the house, with an alternative side entrance leading directly into the boot room, utility space, and cloakroom. A study leads directly from the entrance hall; a quiet and peaceful space for home working or use as a creative studio.

The interior living space has been designed to optimise the exquisite, far-reaching views across open fields and woodland. Expansive picture windows, framed in a panel of red-stained larch, invite an excellent quality of natural light and retain a strong visual connection with the gardens and vast, verdant backdrop of rolling hills.

Arranged in a predominantly open-plan layout, the kitchen, dining and living areas lend well to both entertaining and the daily routine of family life. A free-standing painted brick unit houses kitchen appliances while providing a natural division of the food preparation and cooking areas. A large walk-in pantry and back kitchen are interlinked, with the utility space positioned adjacently.

The lounge area centres around a large modern log-burning stove, solid Danish birch runs underfoot, and exposed steel beams intersect the high-pitched ceilings, creating a fantastic sense of volume and open space. Sliding glass doors open the entire area onto the decked terraces, the perfect spot for eating outside in warmer months.

Ribbons of glazing invite light to stream across the arterial corridor, leading through to two of the three bedrooms and en suite bathrooms at ground floor level. Ascending the internal stairwell, the main bedroom, dressing room and large en suite bathroom unfold, which are beautifully proportioned, bright and quiet in equal measure.

The timber-framed garden studio provides a flexible space for home working or as a creative workshop, with excellent natural light and views onto the gardens. A shepherd's hut provides a fun space for overflow accommodation.

### *Outside Space*

With wellness and a connection to the natural surroundings paramount to the design of the house, a natural swimming pool provides a central focal point in the landscaped gardens. A timber-clad sauna is positioned opposite, with an outdoor shower ideally built into the glasshouse.



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A natural landscaping scheme incorporates swathes of wavering grasses, herbaceous borders and raised beds for growing vegetables and flowers. Tall specimen trees border the plot and provide a welcome dappled shade in summer months.

In addition to the main house, there is also a two-bedroom cottage positioned on a separate plot opposite, with private gardens and terraces surrounding the cottage. Renovated with great care and sensitivity, the interior combines the original details with light, modern touches and a calming colour, neutral colour palette. The cottage provides a good income as a holiday rental, details of which can be provided on request.

### *The Area*

Wellness House is ideally located for the wide network of walking and cycling routes. The sought-after village of North Wootton offers a good provision of locally grown organic vegetables and dairy produce, and there is also a post office, village pub and a church.

The independent shops, cafes and restaurants in the city of Wells can be reached by car in around ten minutes. Glastonbury town centre is just over six miles to the southwest; the Glastonbury Festival site is also within walking distance. In addition, Frome, Bruton and the highlights of Hauser & Wirth Somerset, Osip, The Old Pharmacy and The Newt are a 25-minute drive away.

This part of Somerset is mainly well served for excellent schools. Millfield, Hazlegrove, The Blue School at Wells, Wells Cathedral School, Downside, Sherborne and the Kings Bruton School are all within easy driving distance.

Direct train services to London Paddington are accessible via Castle Cary, a twenty-minute drive away, with a journey time of 86 minutes. The national motorway network is via the A303 (M3), and Bristol Airport is easily reached in around 30 minutes by car.

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## About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.