



1 Hunters Lodge, Henton, Nr Wells, BA5 1PD

£599,950 Freehold

COOPER
AND
TANNER



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DESCRIPTION

An impressive split level five bedroom, detached family home with gardens, double garage and breathtaking panoramic views over open countryside. The property has been upgraded by the current owners to incorporate new windows, external doors, kitchen and boiler and has planning permission granted for a front gable extension to take full advantage of the stunning views over open countryside towards the Mendip Hills.

The accommodation is arranged over two floors with the main living area being on the first floor, making the most of the beautiful views.

Upon entering is a generously proportioned entrance hall with a cupboard offering space for coats and shoes. To one side is the notably spacious, dual aspect, principal bedroom with space for both bedroom furniture and a seating area, is bathed in natural light and has a picture window looking out over the gardens to the front. The fully tiled ensuite bathroom comprises; bath, separate shower enclosure, WC, bidet, wash basin and modern towel rail. Across the hall is a second double bedroom, currently presented as a study, with a side aspect. Adjacent is the utility room with a sink, recently fitted gas boiler (Oct 23), further storage space, space and plumbing for washing machine and space for further white goods.

Stairs rise to the first floor with the main living accommodation and three further double bedrooms. The galleried landing leads to all rooms and has a window to the front, perfectly positioned to enjoy the view. The sitting room is again a generously proportioned room with feature stone and brick fireplace with open fire and built-in shelves on either side. Sliding patio doors open on the front balcony, which runs the width of the house, and is the ideal spot to once again soak up those fabulous views. The is planning permission

in place to extend the sitting room, if desired, with a gable style extension with access to the balcony and a wall of glazing to make the most of the verdant panorama. Double doors open from the sitting room into the open plan kitchen/dining room. The recently fitted kitchen, which can also be accessed from the landing, comprises a range of wall and base units with light taupe/grey high gloss doors and drawers, all with soft close, along with a breakfast bar with space to seat three. The units are topped with an attractive, squared edged grey marble effect worktop. Within the kitchen is an eye level double oven, ceramic hob, extractor hood, integrated under counter fridge, deep pan drawers, stylish 1 1/2 bowl sink along with space and plumbing for a dishwasher, a window looking out the rear garden and a glazed door to the garden. The dining area, which is naturally divided from the kitchen by the breakfast bar, can comfortably accommodate a table to seat eight to ten people and has sliding doors to the garden. At the far end of the dining area, double doors open into the conservatory, which is the perfect spot for morning coffee and, yet again, enjoy uninterrupted views of the Somerset countryside.

To the front of the house is a bright double bedroom with picture window and view. Across the landing is the fully tiled family shower room with corner shower enclosure, WC, wash basin and modern towel radiator. Adjacent is a fourth bedroom with side aspect, built-in airing cupboard with slatted shelving and housing the hot water cylinder and a floor hatch leading to the cellar. The fifth bedroom is a good size double and benefits from a vanity basin and a window looking out to the rear garden.

The cellar, accessed from the fourth bedroom, runs the full width of the house - it is approximately 5ft high and offers plenty of useful storage space.









OUTSIDE

To the South facing rear is a terraced garden with natural stone retaining walls, zig-zag pathway and several areas planted with mature trees and shrubs. Across the width of the property, close to the house are two paved patio areas with space for outdoor furniture and entertaining along with an octagonal green house. Towards the top of the garden is a level area of lawn, again perfect for outdoor furniture and benefitting from the fabulous panoramic views.

To the front is a shared driveway leading to the private driveway of number 1, Hunters Lodge. The drive leads to the double garage, which has an 'up and over' door and benefits from light and power. To one side is a 'lean to' storage area. Adjacent to the garage is a dedicated parking area for two cars along with further parking on the drive.

The front garden is sloped and has areas of grass with landscaped borders of mature shrubs and trees. Steps lead up to a walled front terrace and to the front door. At the side of the house is a pathway with wide planted border of shrubs and steps leading up to the south facing rear garden.

LOCATION

The village of Henton lies conveniently situated between the cathedral city of Wells and the picturesque and popular village of Wedmore.

Nearby, the picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets

(including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From Wells take the B3139 (Wells Road) towards Wedmore, passing through the villages of Wookey and Worth to Henton. Carry on through Henton passing the church on your right. Continue for a further 300m where you will see a road narrows sign on your left. Turn immediately left after this sign into the driveway for 1 & 2 Hunters Lodge. Number one is the left hand property - follow the drive to the left where you will find a parking area on the left.

REF:WELJAT03022025



Local Information Wells

Local Council: Somerset Council

Council Tax Band: F

Heating: Oil fired central heating

Services: Mains drainage, mains water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads

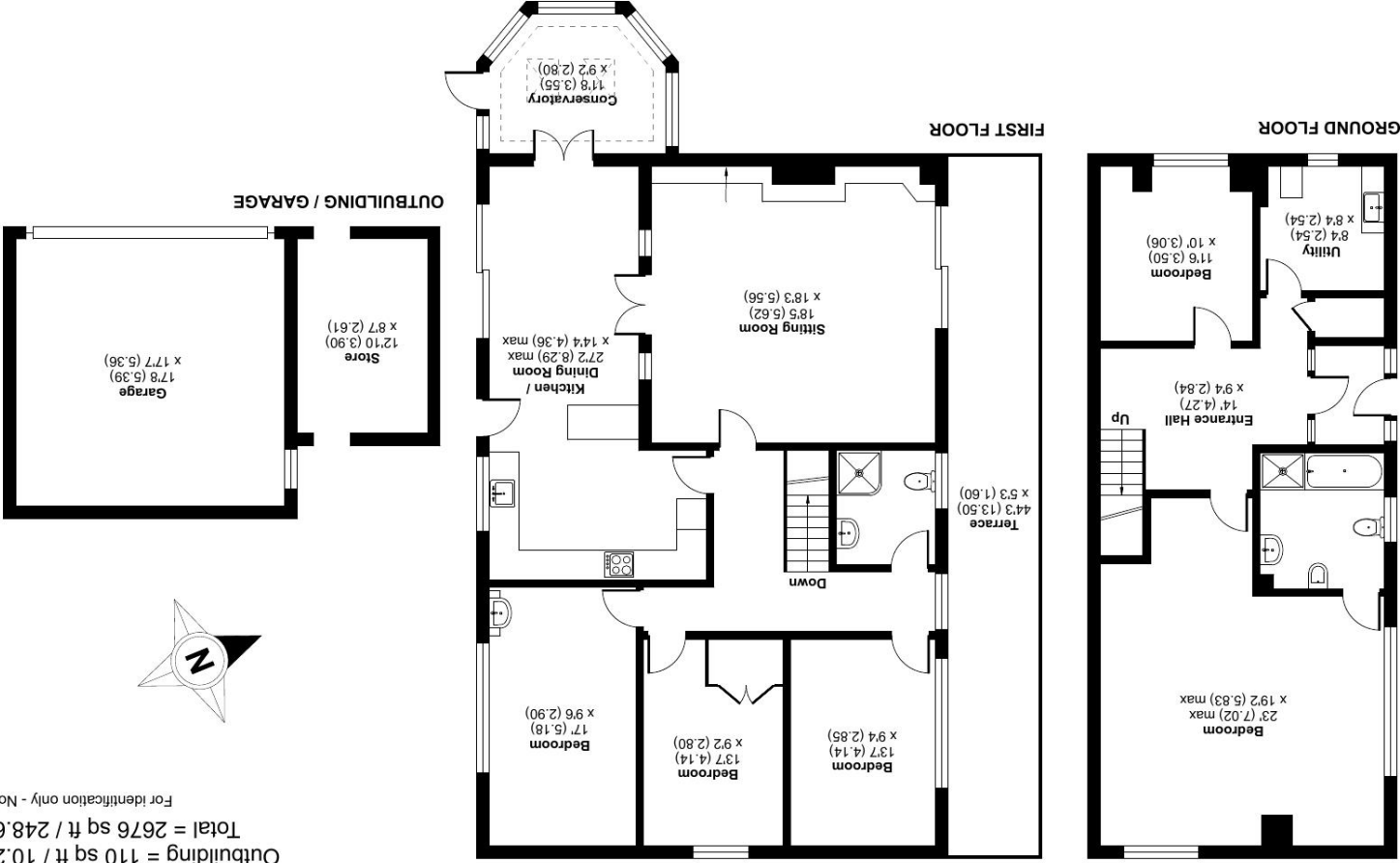


Nearest Schools

- Wookey (Primary)
- Wedmore (Primary)
- Wells (Secondary)

Hunters Lodge, Henton, Wells, BA5

Approximate Area = 2255 sq ft / 209.4 sq m
Garage = 311 sq ft / 28.8 sq m
Outbuilding = 110 sq ft / 10.2 sq m
Total = 2676 sq ft / 248.6 sq m
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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