



96 Wookey Hole Road, Wells, BA5 2NQ

Offers Over £795,000 Freehold

COOPER
AND
TANNER



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Offer Over £795,000 - Freehold

DESCRIPTION

Accessed via steps and enjoying an enviable elevated position, this exceptional four-bedroom, detached home has been thoughtfully enhanced by the current owners to create a tasteful and stylish residence. The property benefits from driveway parking, a double garage and far-reaching views across Wells and towards the iconic Glastonbury Tor.

Upon entering, you are welcomed by a wide and inviting entrance hall, immediately setting the tone for the space and light found throughout. To the right, a versatile office provides the perfect work-from-home space, but could equally serve as a downstairs bedroom, playroom or additional reception room. Cleverly designed understairs storage offers practical space for coats and shoes. To the rear of the property, natural light draws you into the impressive kitchen/dining/family room, which spans the full width of the house and forms the true heart of the home. Striking black French doors open onto the rear garden, creating a seamless connection between inside and out — ideal for summer entertaining. The kitchen itself is beautifully appointed, featuring a combination of light and dark grey Shaker-style cabinets, topped with elegant quartz worktops, while the central island is finished with warm wooden surfaces. A comprehensive range of integrated appliances includes a wine cooler, double oven, induction hob with inbuilt extractor fan and dishwasher, alongside space for a large American-style fridge/freezer. The dining area comfortably accommodates a table for eight to ten guests, making it perfectly suited to both everyday family life and hosting

on a larger scale. Beyond the dining space is a flexible area currently used as a snug and playroom, with the doors opening onto the patio, enhancing the flow to the garden. The utility room provides additional storage, along with space and plumbing for a washing machine, and leads to the downstairs WC. Positioned to the front of the property and accessible from both the hallway and the kitchen/family room, the sitting room offers a cosy space, centred around a wood-burning stove that creates a warm and welcoming focal point — the perfect contrast to the open-plan living space.

Stairs rise to the first floor, where four well-proportioned bedrooms and the family bathroom can be found. The principal bedroom is positioned to the front of the property, enjoying beautiful, exposed floorboards and truly stunning views over Wells, with Glastonbury Tor clearly visible in the distance. A spacious double, the room offers ample space for wardrobes and additional furnishings and is served by a fully tiled ensuite comprising a shower enclosure, WC, wash basin and heated towel radiator. A further generous double bedroom sits to the rear, overlooking the garden and open fields beyond, offering a peaceful outlook. The family bathroom is well-appointed and comprises a bath with shower overhead, vanity wash basin, WC and heated towel radiator, finished in a clean and contemporary style. At the opposite end of the landing are two additional bedrooms: a cosy front-facing double and a comfortable single bedroom to the rear — ideal as a nursery, child's room or second home office.









OUTSIDE

The rear garden has been attractively arranged to create distinct areas for relaxing and entertaining. Immediately adjoining the property is a patio terrace, an ideal setting for outdoor seating and summer gatherings, enclosed by a low wall with modern timber cladding for a stylish finish. A side gate provides convenient access to the front of the property. Steps rise to a lawned garden bordered by mature shrubs and bushes, offering both privacy and greenery. At the far end, a second patio area is currently used as a dedicated BBQ space, with a greenhouse positioned to one side — perfect for keen gardeners or those looking to grow their own produce.

To the front, the property continues to impress with a unique south-facing terrace area positioned above the garage. This elevated space provides additional garden versatility, ideal for sun loungers or relaxed seating, and enjoys excellent sun exposure. Timber raised beds frame the boundary, adding character and planting opportunities. Steps descend to the driveway and double garage. The double garage features an electric roller door, light and power along with wired Wi-Fi — making it suitable not only for storage and parking but also offering excellent potential for conversion (subject to the necessary consents). The driveway comfortably accommodates up to four vehicles.

LOCATION

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, a 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 and 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 central Wells take the Wookey Hole Road and continue for approx. 3/4 mile. The property can be found on your right, just after the turning to Ash Lane.

REF:WELJAT11032026



Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Gas central heating.

Services: Mains drainage, gas, water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



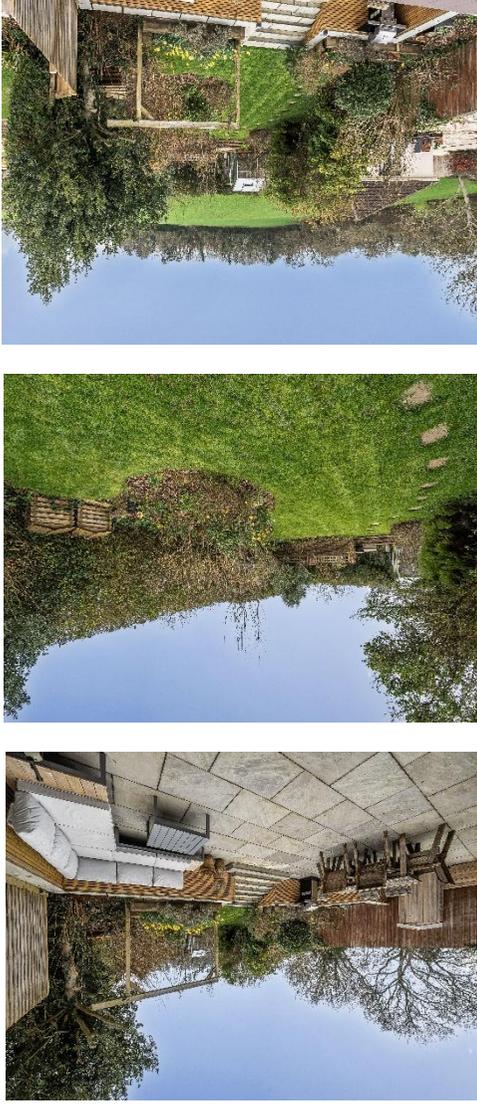
Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary



Nearest Schools

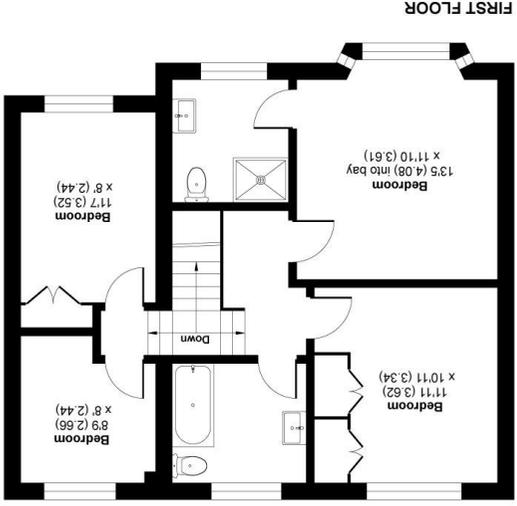
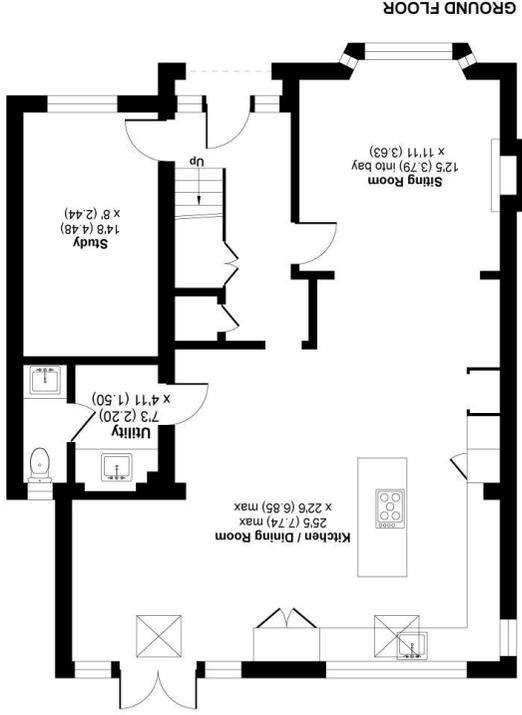
- Wells (Primary & Secondary)



WELLS OFFICE

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 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Cooper and Tanner. REF: 1420144

Wookey Hole Road, Wells, BA5
 Approximate Area = 1577 sq ft / 146.5 sq m
 Garage = 340 sq ft / 31.5 sq m
 Total = 1917 sq ft / 178 sq m
 For identification only - Not to scale

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.