



 3  2  1 EPC D

£450,000 Freehold

5 Glebe Paddock  
Wookey  
Nr Wells, BA5 1LH

**COOPER  
AND  
TANNER**



# 5 Glebe Paddock, Wookey Nr Wells, BA5 1LH

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## £450,000 Freehold

### DESCRIPTION

This well-proportioned three bedroom home is situated in Glebe Paddock, a quiet cul de sac within the ever popular village of Wookey, with ample parking, garage and large gardens. The property has been within the same ownership for over 25 years and could now benefit from updating with the scope to create a wonderful family home.

Upon entering is a spacious hallway with ample storage space for shoes and coats along with a cloakroom comprising w/c and wash hand basin. The sitting/dining room is situated to the front of the house with lovely views overlooking the gardens and a stone-faced fireplace as the focal point. There is ample space for comfortable seating along with a table to accommodate six to eight people. The kitchen comprises a range of fitted units, space for a washing machine, cooker and fridge along with a door opening out to the side of the house and gardens. A second reception room, formally the dining room, now houses the oil-fired boiler and could make for a great home office, if desired, with doors opening out to a garden room to the rear overlooking the garden. Completing the ground floor is a single bedroom which could also be used as a home office or playroom, if desired.

To the first floor are two spacious double bedrooms, one with views to the front and fitted wardrobes and the other looking out over the rear gardens and also having fitted wardrobes. The bathroom comprises; a bath with shower above, toilet and wash basin.

### OUTSIDE

Approaching the property is a sweeping driveway to the front which provides parking for three cars and leads to the single garage. The drive is bordered by lawns and rose bushes. The sizeable rear garden is mainly laid to lawn with established bushes and shrubs. The garden slopes down to The River Axe

with direct access, perfect to create a seating area to watch the water gently flow past. The garden is a blank canvas to create a wonderful space to enjoy as a family.

### LOCATION

Wookey is situated approximately 1 1/2 miles west of the historic cathedral city of Wells. There are three public houses, a primary school, a village hall and 'Wookey Hub' shop and Café.

Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays.

Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible.

There are good road connections to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Castle Cary (about 20 minutes drive away) to London Paddington.

### VIEWING

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

### DIRECTIONS

From Wells follow signs for A371 towards Cheddar and then B3139 towards Burnham-on-Sea. On entering the village of Wookey turn right just beyond the Burcott Inn and take the first turning on the left into Glebe Paddock. The property can be found on the right.

REF:WELJAT24092024

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** E

**Heating:** Oil fired central heating

**Services:** Mains drainage, water and electricity

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

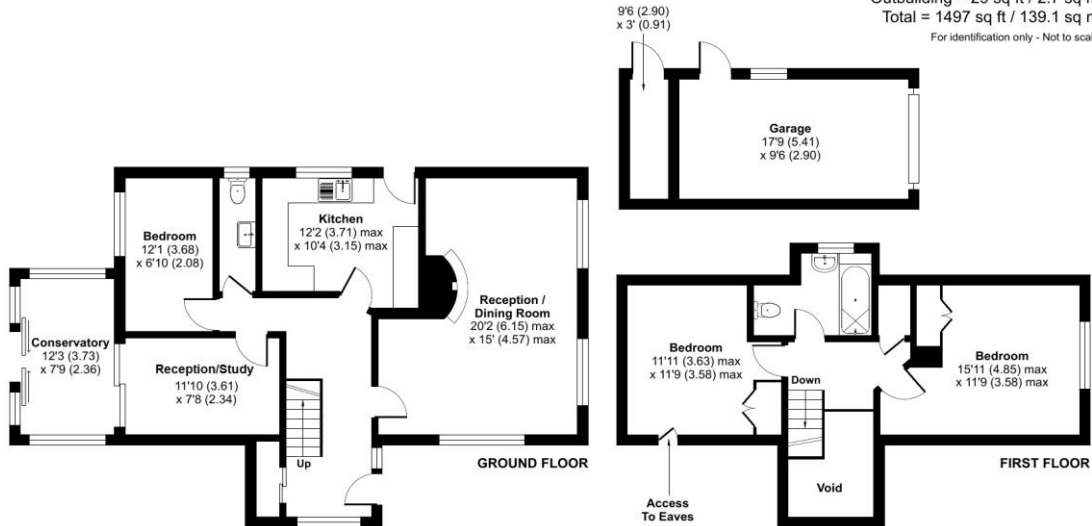


#### Nearest Schools

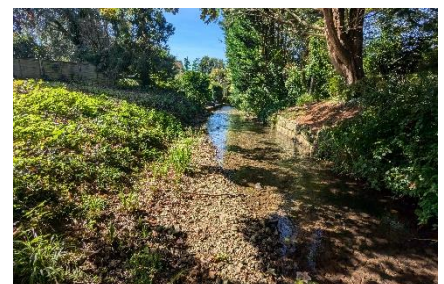
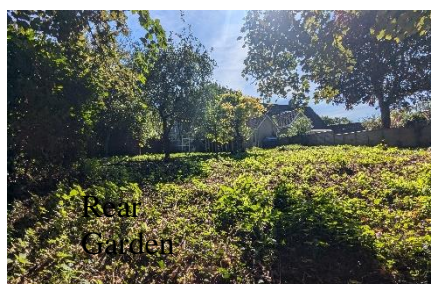
- Wookey (primary)
- Wells (primary and secondary)

## Glebe Paddock, Wells, BA5

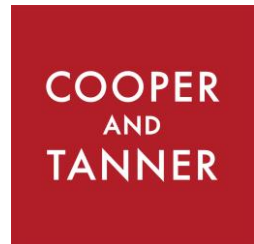
Approximate Area = 1299 sq ft / 120.7 sq m (excludes void)  
 Garage = 169 sq ft / 15.7 sq m  
 Outbuilding = 29 sq ft / 2.7 sq m  
 Total = 1497 sq ft / 139.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1147336



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