



 3  2  1 EPC E

£375,000 Freehold

2 Milton Terrace,
Wookey Hole
Nr Wells, BA5 1DD





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DESCRIPTION

A delightful three double bedroom period family home set within the popular village of Wookey Hole with breath-taking views towards the Mendip Hills. The property has upgraded and improved by the current owners and is presented in good order throughout.

On entering the property is a light entrance hall leading into the front sitting room with a sunny aspect towards Glastonbury Tor, an open fire, sash windows and wooden floors. In the centre of the house is the dining room with ample space for a dining table to seat six to eight people, bespoke cabinetry, wooden floors and French doors out to the garden. The kitchen comprises a range of fitted wooden units along with an electric oven, gas hob, space for a dishwasher and fridge/freezer whilst having a lovely view overlooking the decking and garden. The downstairs bathroom features a bath with shower above, toilet, wash hand basin and a wonderful view overlooking the gardens and towards School Hill. An area within the bathroom has plumbing for a washing machine. From the dining room is a staircase leading down to the basement which comprises 2 rooms with restricted head height but make for excellent storage.

To the first floor are two spacious double bedrooms, both of which having feature fireplaces, one having views towards Wookey Hole and the running the width of the house and having views over open fields towards Glastonbury Tor.

The third double bedroom can be found on the second floor benefitting from a dual aspect and wonderful countryside views.

OUTSIDE

The gardens have been beautifully tended to over the years and offer a wonderful space for dining, entertaining or simply relaxing in the peace and quiet. French doors from the dining room open to a large newly fitted decking area, perfect for outside furniture with steps leading down to the garden. The garden is mainly laid to lawn with a wide variety of shrubs,

bushes, flower beds, hedging and trees along with a green house and wonderful views towards School Hill and the Mendip Hills.

LOCATION

The village of Wookey Hole is situated approximately two miles from the Cathedral City of Wells. It boasts an excellent public house and the famous Wookey Hole Caves. Numerous walks through the beautiful Somerset countryside can be accessed from the village.

Nearby, the picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, two 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 city centre follow signs to Wookey Hole. Pass Underwood Business Park on the right hand side and bare round to the right. Upon entering the village take the first right into Milton Lane, continue for approximately 150m and the property will be found on the left hand side.

REF:WELJAT19072024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

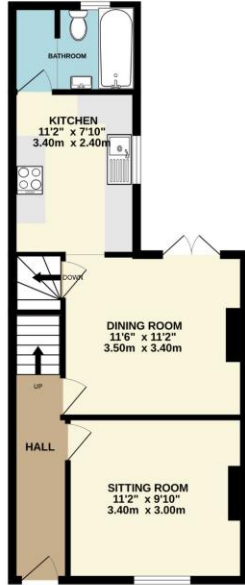
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

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

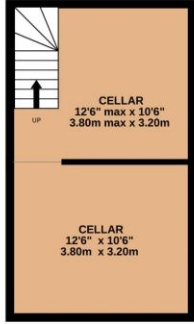
GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



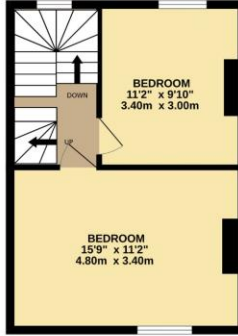
TOTAL FLOOR AREA : 1333 sq.ft. (123.8 sq.m.) approx.

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 as such 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.
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CELLAR
269 sq.ft. (25.0 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



2ND FLOOR
222 sq.ft. (20.6 sq.m.) approx.



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