



 2  1-2  1 EPC C

£237,500 Long Leasehold

1 Nettle Combe House
South Horrington
Nr Wells, BA5 3HJ

COOPER
AND
TANNER



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DESCRIPTION

A charming and characterful Grade II listed, two bedroom home set within the heart of South Horrington Village with lovely countryside views and allocated parking. The property is presented in immaculate order throughout having undergone internal upgrades and improvements over most recent years and having secondary glazing fitted throughout.

Upon entering the property is a hallway with a large understairs storage cupboard, ideal for 'day to day' storage/coats and shoes. The ground floor comprises an open plan sitting/dining room with herringbone wood floor and offering the perfect social space for entertaining. The sitting area offers a cosy space for comfortable seating, whilst the dining area, also open, offers space for a dining table to seat six to eight people. The kitchen, adjacent to the dining area, features an array of cream Shaker style units, topped with engineered wood worksurfaces and having tasteful cream and green tiles. Within the well-equipped kitchen is an integrated gas hob and electric oven, along with space for a fridge/ freezer and space and plumbing for both a washing machine and slimline dishwasher.

To the first floor are two bedrooms, both double in size, one having a wall of fitted wardrobes and a window to the front and the other having a view to the rear. The bathroom comprises a shower above the bath, WC and wash basin. On the landing is an airing cupboard, providing additional storage and currently housing a tumble dryer.

OUTSIDE

To the front of the property, accessed by a path, is an allocated parking space along with ample visitor parking spaces close by. The southwest facing gardens for the property are communal and surround the development. Beautifully manicured, the grounds make a perfect area for walks, picnics or simply a quiet area sit and relax.

LOCATION

The Horringtons are a collection of three small villages (South Horrington, East Horrington and West Horrington surrounded by open countryside and 1 mile east of Wells).

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.

For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only fifteen 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.

SERVICE CHARGE

Service charge: Currently £2100 per annum
Ground rent: £75.00

VIEWING

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

DIRECTIONS

From Wells proceed out of the town along the (B3139) Bath Road. Turn right, sign posted East Horrington, passing the golf course on the right. Take the next turning left into South Horrington (Gilbert Scott Road). Follow this road for 200m and turn left in front of the main Victorian building Turn immediately right into the parking area for Nettle Combe House. From the parking area take the path left hand path to Nettle Combe House where number 1 can be found on your right

REF:WELJAT14052025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Leasehold – 966 years remaining (as of 2025)



Motorway Links

- M4
- M5



Train Links

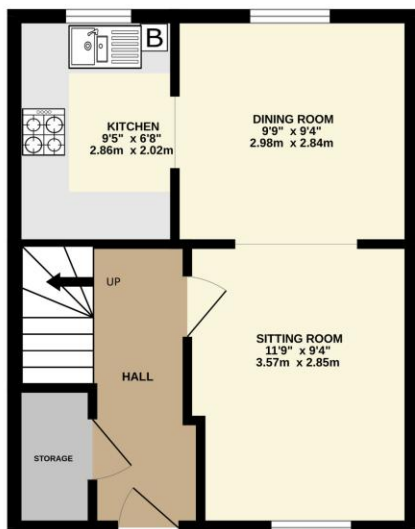
- Castle Cary
- Bath Spa
- Bristol Temple Meads



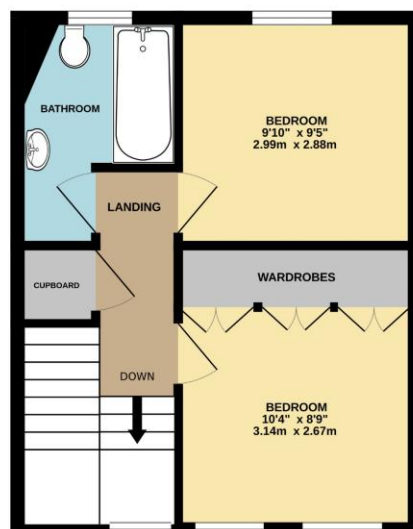
Nearest Schools

- Horrington & Wells

GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.

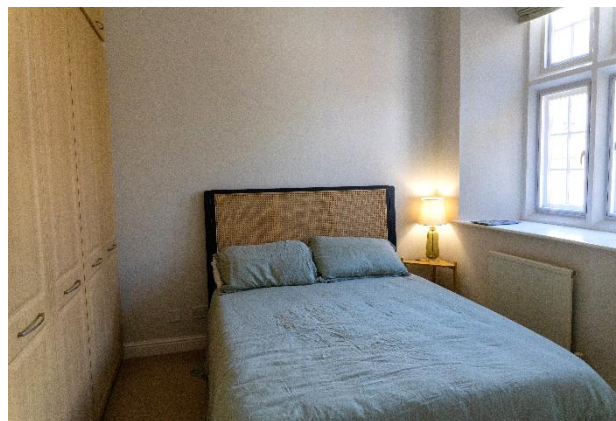


1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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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