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 EPC E

£425,000 Freehold

1 St. Matthews Terrace,
 Wookey
 Nr Wells, BA5 1JR

**COOPER
 AND
 TANNER**



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DESCRIPTION

A charming four bedroom end terrace cottage with beautiful south facing gardens, parking and set within the heart of the popular village of Wookey. The property has been adapted and enhanced by the current owner and is presented in excellent order throughout. A new Vaillant boiler has been installed within the last year along with a newly tiled floor throughout the kitchen and dining room. New carpets have also been laid along with being fully redecorated inside. Externally, the stone walls have been repointed where required.

Upon entering the cottage is an entrance hall with space for shoes and coats along with a door opening out to the garden. The dual aspect kitchen comprises a range of fitted units with electric double oven, halogen hob and built in dishwasher along with space for a fridge / freezer. The dining area can comfortably accommodate a table for ten to twelve people which makes it a great space for entertaining. From the dining room is a utility room with plumbing for white goods, storage and a separate downstairs w/c. French doors lead into the sitting room which runs the width of the cottage and features a wood burner as the focal point along with a beautiful view and door opening out to the gardens.

To the first floor is a landing with access to the main family bathroom, separate shower room, ample storage areas and leading to the four bedrooms. At the front of the house, looking out over the gardens, is a double bedroom and a single bedroom with bespoke single bed and storage. Two further double bedrooms look out to the side of the house towards the village, one being a good sized single and the other being the main bedroom which benefits from a wall of fitted wardrobes.

OUTSIDE

The cottage features a large and established south facing garden with an area of lawn, a vegetable patch, a wide variety of shrubs, bushes and mature trees along with a greenhouse. At the rear of the garden is a pedestrian gate providing rear access, a further gate to the front can also provide access to the garden without having to go through the house. within the garden is a summerhouse, a marvellous addition with light and power which has been used as a home office in recent times

with windows looking out over the gardens and divided as a work space and storage space. Running the width of the cottage at the rear is a covered patio area, perfect for outside furniture.

A parking space for the house can be found to the side of the house with a driveway providing parking for three of the four cottages. Additional parking could be obtained by utilizing part of the garden subject to the necessary planning consents.

LOCATION

Wookey is a vibrant village with a strong community spirit surrounded by beautiful countryside in the Mendip Hills. Wookey has three public houses, a primary school founded in 1880 for children aged 4 to 11, a well-equipped park and playing fields, a village hall and 'Wookey Hub' shop and Café.

Located just 1 1/2 miles away, 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

VIEWING

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

DIRECTIONS

From Wells take the B3139 signposted to Wookey. Upon entering the village take the first right, immediately after The Burcott Inn, into Vicarage Road, continue for approx 200m following the bend round to the right. Turn left into St Matthews Terrace (just before the turning to Church Road). The property is the first one in the row of four.

REF:WELJAT05082024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: LPG gas central heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



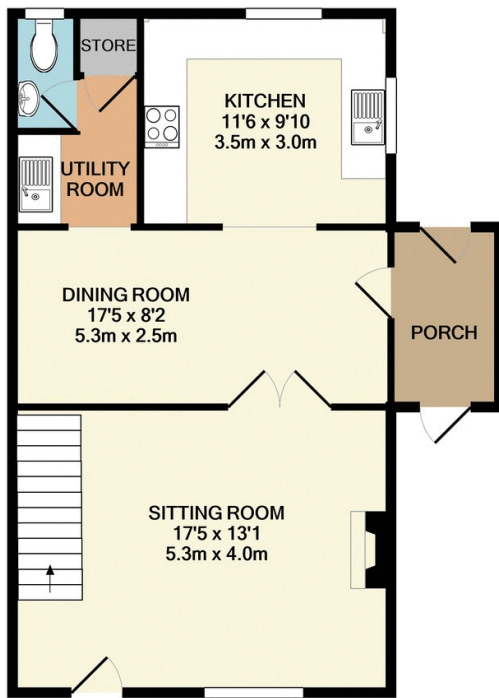
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

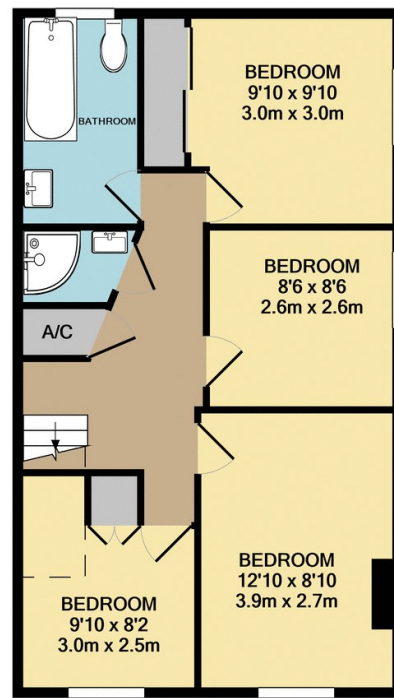


Nearest Schools

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



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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