



Castle Farm, 2 Castle Court, Wookey, Nr Wells, BA5 1GE

£1,100,000 Freehold

COOPER
AND
TANNER



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 5-6  4-5  4 EPC B

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DESCRIPTION

Castle Farm is set on the edge of an exclusive development in the desirable village of Wookey, just 1 1/2 miles from the historic city of Wells. This attractive and generously proportioned home is arranged over three floors, extending to 2917 sqft, and is immaculately presented throughout. Built in 2019, this high specification property features a large open plan kitchen/dining/family room, separate sitting room, two further reception rooms, utility room, cloakroom, large principal suite with ensuite and dressing area, four further double bedrooms (one ensuite), two further bathrooms and a cinema room/bedroom six. The property sits comfortably in grounds of a third of an acre with freshwater fed pond, beautiful views over the neighbouring countryside, along with double garage and ample off-road parking.

Upon entering is a spacious and welcoming entrance hall with solid oak plank floor and underfloor heating, both of which run throughout the ground floor living accommodation. A solid oak staircase leads to the upper floors, with a useful understairs storage, cupboard, ideal for coats and shoes and day to day storage. Accessed from the hall is the downstairs WC with rustic wood effect tiles, WC and vanity wash hand basin. The stunning kitchen/dining/family room is the hub of the home and is ideal for modern family life. This airy, light filled room benefits from a triple aspect with three sets of French doors opening out to the west facing rear garden. The high specification kitchen features a range cabinetry with of pale grey Shaker style doors and deep pan drawers, all with soft close. Within the kitchen is a full height pantry with double doors, an integrated Miele fridge freezer, full height larder cupboard and space for a range cooker. The 'mercury' range cooker is available by separate negotiation. A central island, with lighting above, has contrasting cabinetry finished in a stylish navy blue and is topped with polished stone countertops with marble veining. The island offers additional storage, seating for four people and features a one and a half bowl inset sink with Quooker boiling water tap, Miele integrated dishwasher and integrated pullout bins and recycling. Adjacent is the dining area, perfectly positioned to enjoy views over the garden and offering space for a dining table to seat ten to twelve people with ambient lighting above. From here, two sets of French doors lead out to the

garden. The seating area, again with French doors to the garden, again offers views over the garden and countryside beyond and has plenty of space for comfortable seating. Leading off the kitchen is the utility room with further storage, sink, water softener, space for both a washing machine and tumble dryer along with a door to the garden. To the front of the house, overlooking the lawn, is a versatile reception room, currently presented as a gym but could be used as a study or playroom, if desired. Across the hall is a formal dining room, currently presented as a craft room, with French door opening to the rear garden. The stylish sitting room benefits from a dual aspect with French doors to the garden, ample space for comfortable seating and a contemporary polished stone fire surround, with woodburning stove, as the focal point.

The solid oak staircase leads up to the first floor with galleried landing and four of the six bedrooms. The principal suite is particularly bright and spacious, with French doors opening to a Juliet balcony, a wonderful spot to enjoy the garden and surrounding countryside. To one side is a large dressing area with a wall of built-in wardrobes, space for comfortable seating and a window to the rear. The ensuite bathroom is beautifully appointed with pale grey tiles and feature hexagonal tiled wall and comprises, bath with shower attachment, large walk-in shower enclosure with both a waterfall head and adjustable shower head, WC, vanity basin and modern towel radiator. A further ensuite bedroom benefits from the wonderful rear outlook along with a built-in wardrobe. The ensuite again has pale grey tiles and comprises; large walk-in shower, Vanity basin, WC and modern towel rail. The remaining two bedrooms on this floor are both good sized doubles and have a front aspect with views over the front lawn along with built-in wardrobes. The family bathroom has striking marble effect porcelain tiles and comprises; bath, large shower enclosure with both waterfall and adjustable height shower heads, vanity basin and modern towel radiator.

Oak stairs lead up to the bright second floor landing with Velux window and oak display platform beneath. Bedroom five is once again a generously proportioned room with vaulted ceiling and dormer windows offering a dual aspect and countryside views in









DESCRIPTION (continued)

both directions. From the landing is a contemporary shower room with large shower 'with a view' having a Velux window within the glazed enclosure, waterfall shower head, WC and vanity basin. The cinema room/bedroom six is notably spacious with plenty of space for comfortable seating, a dormer window to the front, loft access and a built-in cupboard housing the large, pressurized hot water cylinder.

The property benefits from solid oak doors throughout, hardwired LAN connections and Truespeed ultra-fast Broadband.

OUTSIDE

To the front, accessed through a five bar gate, is a large driveway offering parking for six cars and leading to the double garage. To the side there is a further parking area, with slate chipping with parking for two further cars or a campervan. The front garden is mainly laid to lawn with a mature hedge to the front and a low maintenance planted bed and a border to the far side of the drive. A paved path runs leads to front door and to gates at the side of the house, leading to the rear garden. The double garage has two electric roller doors, eaves storage, outdoor lighting, pedestrian door to the garden and benefits from light and power. To the side of the garage, accessed from the rear garden, is a log store.

The rear garden is mainly laid to lawn with climbing plants including, clematis and passion flower and a patio running the length of the property offering plenty of space for outdoor furniture and entertaining. This wonderful space benefits from outdoor lighting and can be accessed from the family room, formal dining room and sitting room. Towards the bottom of the garden is a post and rail fence with a pedestrian gate leading to a large pond with seating area. The freshwater pond is fed by the River Axe which skirts the bottom of the garden, meaning there is natural movement within the pond. The attractive feature attracts the local wildlife with a kingfisher making regular visits. Running along the side of

the property, at a low level, is the mill leat coming from the nearby Burcott Mill. This artisan mill currently grinds flour around three times a week.

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 14th century church, a primary school, founded in 1880, for children aged 4 to 11, a well-equipped play area and playing fields, a village hall, Wookey Farm & shop and 'Wookey Hub' shop and Café. The Post Office operates on three mornings a week from Burcott flour mill. The picturesque Cathedral City of Wells is only two miles away and offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches including Wells Cathedral 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.

DEVELOPMENT CHARGE

The residents of Castle Court (9 properties) run their own management company responsible for maintenance of communal areas within the developments. The development charge is currently £528.00 per annum per property

VIEWING

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



Local Information Wells

Local Council: Somerset Council

Council Tax Band: G

Heating: Air source heat pump with underfloor heating to the ground floor and radiators to the upper floors.

Services: Private drainage, mains water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads

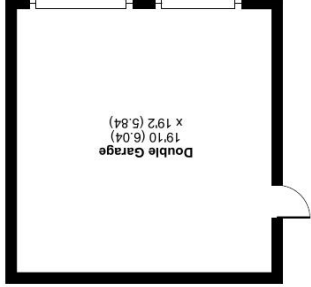
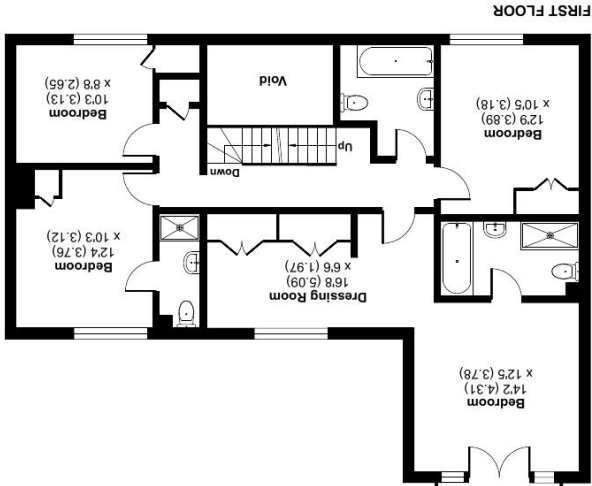
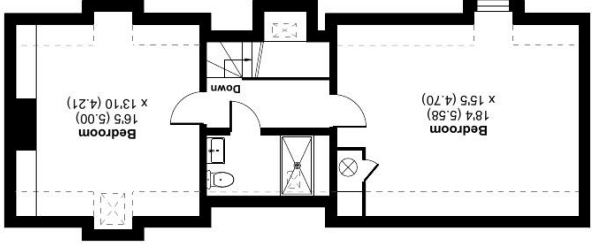


Nearest Schools

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

Castle Court, Wookey, Wells, BA5

Approximate Area = 2832 sq ft / 263.1 sq m (excludes void)
Limited Use Area(s) = 98 sq ft / 9.1 sq m
Garage = 380 sq ft / 35.3 sq m
Total = 3310 sq ft / 307.5 sq m
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025.
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