



141 Wookey Hole Road, Wells, BA5 2NG

£520,000 Freehold

COOPER
AND
TANNER



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 4  1  2 EPC B

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DESCRIPTION

A well-presented four-bedroom detached family home located on the north-western fringes of Wells, featuring a beautifully landscaped south-facing garden, garage, and off-road parking.

On entering the property, you're welcomed by a spacious entrance hall with room for coats and shoes, along with a downstairs WC. The open-plan kitchen/dining/family room is a bright, dual-aspect space with French doors leading out to the sunny, enclosed garden. The kitchen is fitted with cream gloss units and wood-effect worktops and comes fully equipped with integrated appliances including an upgraded Bosch electric oven, five-ring gas hob, fridge/freezer, and dishwasher. There's ample room for a dining table to seat six, as well as a comfortable seating area. Just off the kitchen is a utility room with additional storage, plumbing for white goods, and a door to the rear giving access to the driveway and garage. The sitting room also enjoys a dual aspect and features a bay window to the side, providing an inviting space perfect for relaxing in the

evenings. The ground floor is laid with low maintenance porcelain wood effect tiles.

Stairs rise to four bedrooms and the main family bathroom. The principal bedroom is a generous double with fitted wardrobes, views towards open countryside, and an ensuite shower room. Two further double bedrooms and a single bedroom are accessed from the landing, along with a family bathroom that comprises a bath with shower over, WC, and wash basin.

OUTSIDE

The fully enclosed, south-facing garden has been thoughtfully landscaped with oak sleepers framing mature shrubs and flowering plants. There is a lawn and a seating area ideal for outdoor dining and entertaining. A pedestrian wooden gate provides access to the driveway and garage. The garage is a good-sized single with an electric roller door and has driveway parking for two cars in front. A Villeroy and Boch hot tub is also included.









LOCATION

The picturesque City of Wells 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 SERVICE CHARGE

A charge of £220 per annum, is payable for maintenance, gardening and lighting of communal lighting within the development.

VIEWING

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

DIRECTIONS

From central Wells take the Wookey Hole Road and continue for approx. 1 mile. Take the second left onto the Bishops Green development and into Penleigh Road and then second right into Feltham Close. Continue for approx. 100 metres and bear right, at the next corner bear left and 141 Wookey Hole Road can be found on the left.

REF:WELJAT11072025



Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Air Source Heat Pump

Services: Mains drainage, gas, water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



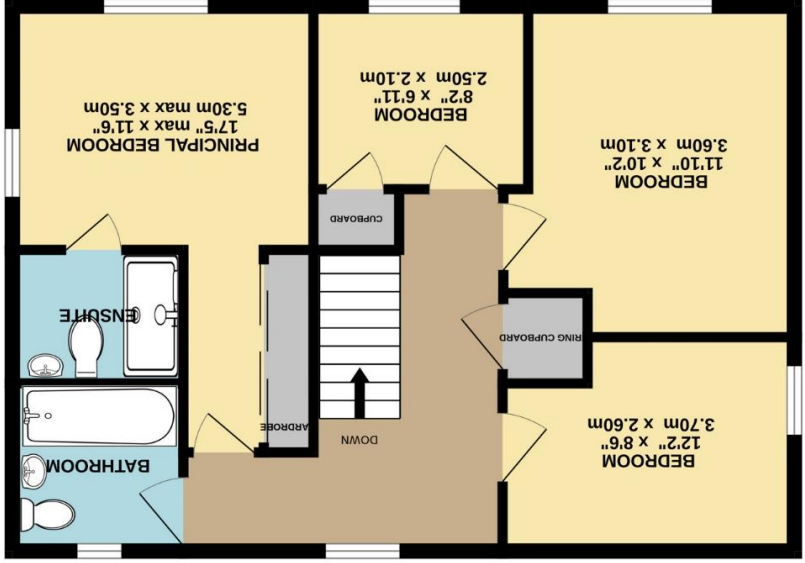
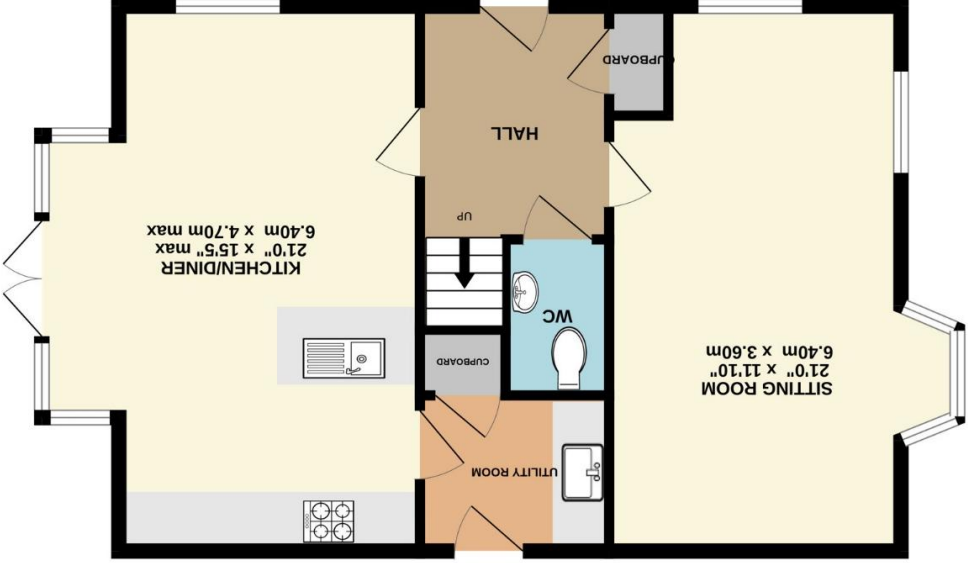
Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary



Nearest Schools

- Wells (Primary & Secondary)



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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