



40 Holmlea, Wookey, Nr Wells, BA5 1LG

£325,000 Freehold

COOPER  
AND  
TANNER



# 40 Holmlea, Wookey Nr Wells, BA5 1LG

 4-5  1-2  2 EPC C

£325,000 Freehold

## DESCRIPTION

A deceptively spacious four bedroom semi-detached family home situated within a quiet cul de sac in the ever popular village of Wookey. The property has been enhanced by the current owners, creating wonderful open plan living accommodation along with the addition of an ensuite and dressing area in the principal bedroom.

Upon entering the property is a light and spacious entrance hall with ample space for shoes and coats. The kitchen/dining/family room is a spacious room with an abundance of natural light with views and French doors opening out to the enclosed West facing gardens. The kitchen comprises a range of fitted units, space for a freestanding cooker and dishwasher along with plenty of space for a dining table to seat eight to ten people along with comfortable seating and sofas. Adjacent to the kitchen is a utility room which has plumbing for a washing machine, additional storage, downstairs w/c with basin and a door opening out to the garden. From the main hallway is a second reception room which would

also make a brilliant playroom or additional bedroom if desired.

To the first floor are four bedrooms and the family bathroom which comprises a bath with shower above, toilet and wash basin. The principal bedroom is a spacious room with views of the Mendip Hills to the front along with a dressing area and an ensuite shower room. Two further double bedrooms have the benefit of fitted wardrobes whilst the fourth bedroom is a spacious single bedroom or home office if needed.

## OUTSIDE

The garden to the rear is mainly laid to lawn with a gravelled seating area and decked area, perfect for outside furniture to enjoy the sunny westerly aspect. The garden is enclosed with wooden fencing and a large shed to the side of the house providing storage for bikes and garden tools. To the front of the house is a parking area for two cars.









## LOCATION

Wookey is situated approximately 1 1/2 miles west of the historic cathedral city of Wells. There are three public houses, a primary school, a village hall and 'Wookey Hub' shop and Café.

Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays.

Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible.

There are good road connections to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Castle Cary (about 20 minutes drive away) to London Paddington.

Sporting facilities in the area include racing at Wincanton and Bath, golf at Wells and near Oakhill, sailing or fishing at Chew Valley and Blagdon lakes. In addition, there is a Leisure Centre in Wells offering a variety of recreational facilities.

## VIEWING

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

## DIRECTIONS

From Wells take the B3139 to Wookey. Upon entering the village take the second turning on the right into Preywater Road. Then take the second left into Holmlea and follow the road round to the left. The property can then be found immediately on the right.

REF: WELJAT02052023



Local Information Wells

**Local Council:** Mendip

**Council Tax Band:** C

**Heating:** Oil fired central heating

**Services:** Mains drainage, water and electricity

**Tenure:** Freehold



### Motorway Links

- M4
- M5



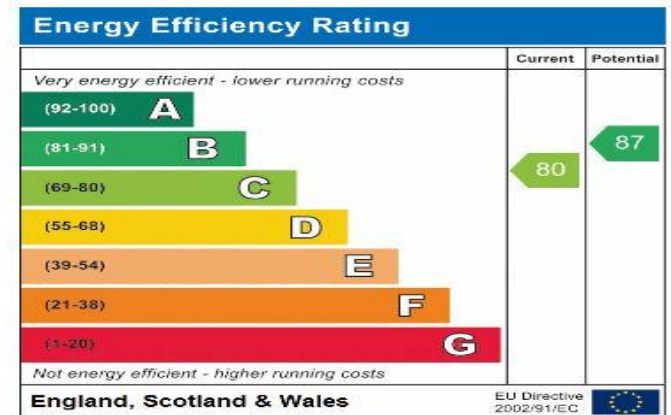
### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



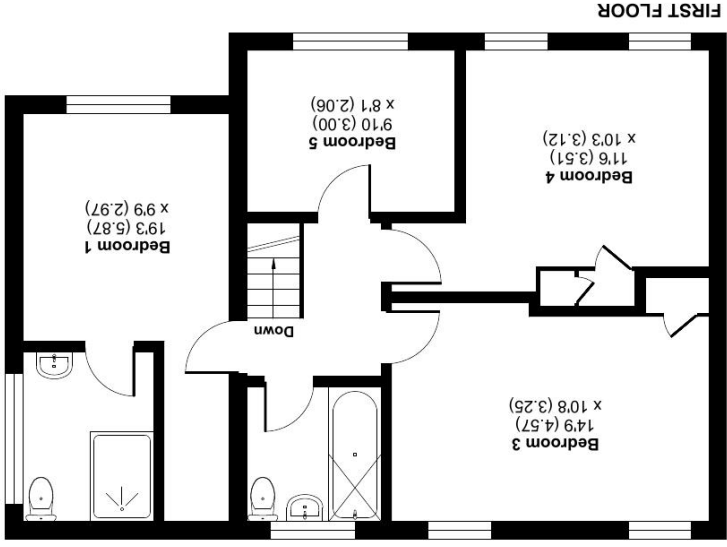
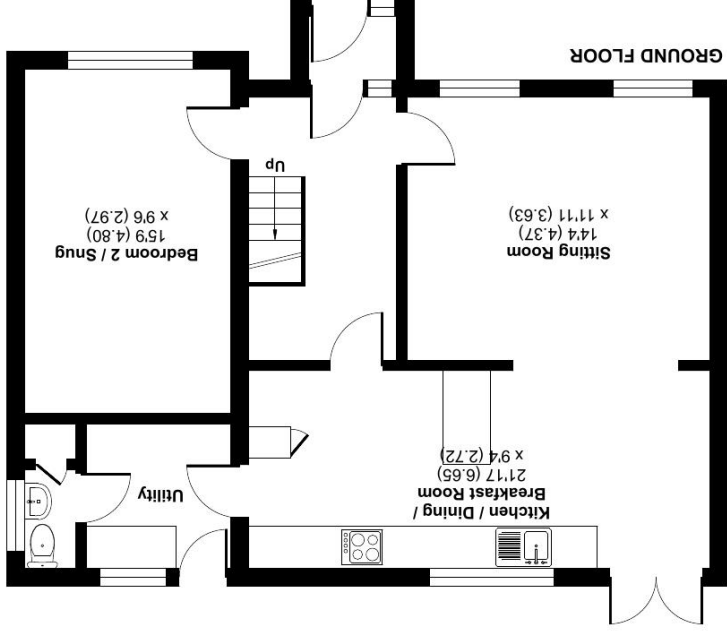
### Nearest Schools

- Wookey and Wells



# Holmlea, Wookey, Wells, BA5

Approximate Area = 1439 sq ft / 133.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 97736

WELLS OFFICE

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