



 2  1  1 EPC D

Guide Price £250,000

2 The Court
Dinder
Nr. Wells, BA5 3PJ

COOPER
AND
TANNER



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Guide Price £250,000 Freehold

DESCRIPTION

A beautiful two bedroom character cottage set within the heart of the desirable village of Dinder with private garden, garage and parking space. The property is in need of full updating and is offered to the market with no onward chain.

Upon entering the house is a spacious sitting/dining room with flagstone floors, wood burner s the focal point and a window seat with a view looking out to the courtyard garden to the front. The kitchen comprises a range of fitted units, electric oven and hob, space for a washing machine, under stairs storage cupboard and view out to the garden. A inner hall has further storage and leads to the bathroom which comprises a bath with shower above, toilet and wash hand basin. A door from the inner hall opens to the gardens.

To the first floor are two bedrooms and a linen storage cupboard accessed from the landing. The largest bedroom runs the width of the house with a feature fireplace, exposed floorboards and views of the front garden. The second bedroom is a good size single, currently with bunk beds built within the room and benefitting from views over the enclosed rear garden.

OUTSIDE

To the front of the house is paved garden with shrubs. To the rear is an enclosed garden, mainly paved with an array of shrubs, hedging and a decked area, perfect for outside furniture and a lovely spot to catch the evening sun. A single garage, in a block of three, offers parking for one car with a further parking space in front.

LOCATION

Dinder is an attractive village situated 2 miles east of Wells, with the benefit of no through traffic. It has a Grade II* listed church of Norman origins, a very active and friendly community

with several societies and a cricket club. One of the big advantages of Dinder is the excellent access to walks through the beautiful surrounding countryside and woodland.

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 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.

VIEWING

Viewing is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From Wells take the A371 towards Shepton Mallet. After approx. 2 miles take the left hand turning into the village of Dinder. Follow The Rookery along a short way, at the junction bear left (still The Rookery) and take the first right hand turning onto Long Street. The Court can be found a little further along on the right, turn into The Court and number two can be found on the left.

REF:WELJAT22082025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: B

Heating: Gas central heating

Services: Private drainage (via shared septic tank)
mains water, gas and electricity



Motorway Links

- M4
- M5



Train Links

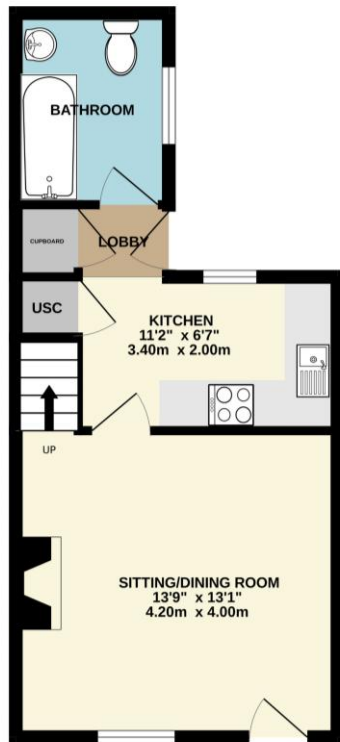
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

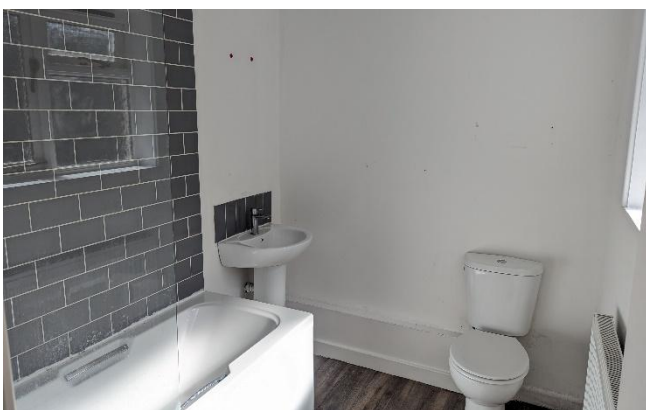
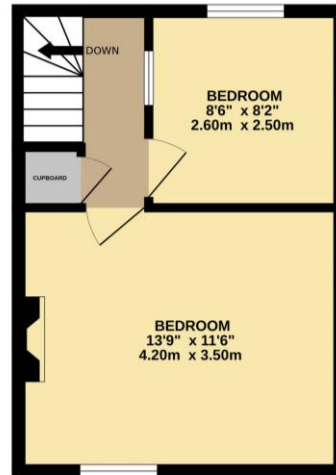
- Wells

GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 609 sq.ft. (56.6 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.
Made with Metropix CS24

1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

