



 2  1  2 EPC B

£210,000 Leasehold

2 School House
Wookey Hole
Nr Wells, BA5 1BZ

**COOPER
AND
TANNER**



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DESCRIPTION

Occupying a prominent position in the centre of Wookey Hole this substantial two double bedroom property offers generous living accommodation, parking and private gardens. The property forms part of a converted school and is presented in immaculate condition with no onward chain.

The apartment has its own private access with a wooden gate opening to a pathway and side door. Alternatively, there is a large communal entrance hall which is kept to a pristine standard and leads to a large private storeroom with lighting along with the front door to the property.

The accommodation comprises a spacious and welcoming entrance hall with a cupboard for shoes and coats. The living accommodation is open plan with a large sitting/dining room overlooking the gardens, ample space for several sofas and a large dining table to accommodate 8-10 people. The adjoining kitchen/breakfast room features a range of wall and base units, with a built-in oven, hob, washing machine, dishwasher and fridge freezer along with space for a table in the kitchen if desired.

There are two generous double bedrooms, both overlooking the gardens and the master bedroom having a door opening into the garden and en-suite shower room with shower, toilet and wash hand basin. The family bathroom comprises of a toilet, bath, wash hand basin and heated towel rail.

OUTSIDE

Parking for one car is within close proximity of the apartment with access to either the communal entrance hall or down stone steps directly to the property. The garden is fully enclosed with wooden fencing with an area of gravel and paving, perfect for outside entertaining with views of the Mendip Hills in the distance. There are also communal grounds, a bin store and bicycle store. From School Hill there are many beautiful footpaths over open countryside which leads up towards the Mendip Hills and down to the heart of the village.

LOCATION

The village of Wookey Hole is situated approximately two miles from the Cathedral City of Wells. It boasts an excellent public house and the famous Wookey Hole Caves. Numerous walks through the beautiful Somerset countryside can be accessed from the village.

The picturesque City of Wells is located in the Mendip district of Somerset, 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. 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

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

DIRECTIONS

From the Wells take the road to Wookey Hole. Upon entering the village continue through passing the Wookey Hole Inn and the Church on your right hand side. Just before the bend take a right into School Hill, continue to the top of the hill where you will find a small car park on your right. Please park in Bay 2 in the car park. The property can be found on your right.

SERVICE CHARGES

Monthly fee of (to be advised) per calendar month. This includes building insurance, communal lighting, cleaning of communal areas, ground rent and maintenance fund.

REF:WELJAT20122023

Local Information Wells

Local Council: Somerset Council

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, water, gas, electricity and B.T. are all connected.

Tenure: Leasehold (985 years remaining as of 2024)



Motorway Links

- M4
- M5



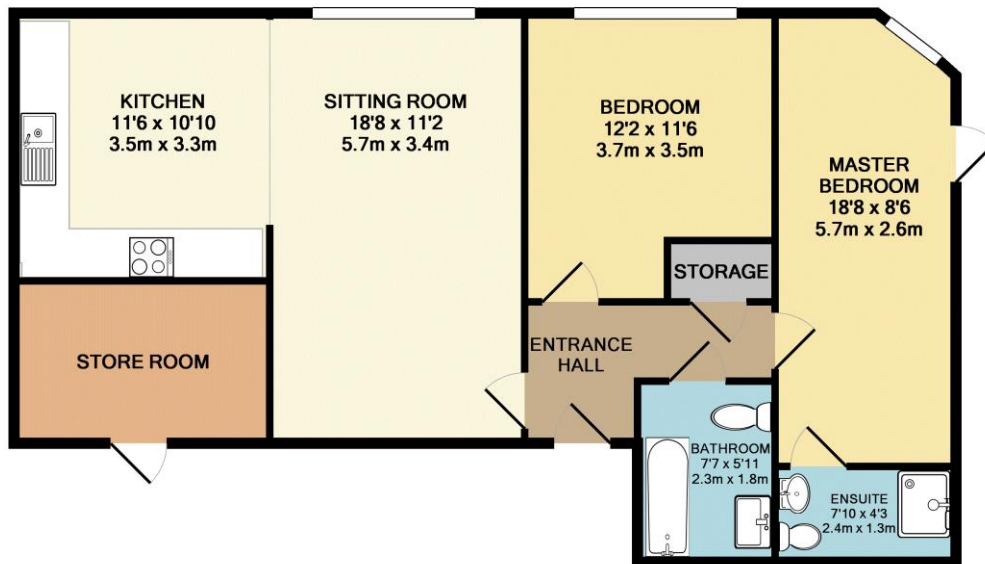
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

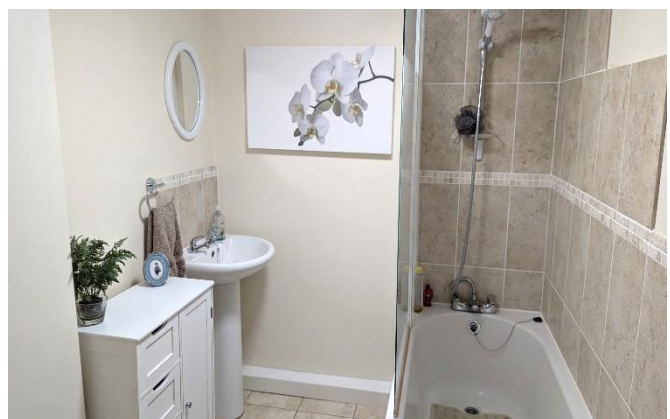


Nearest Schools

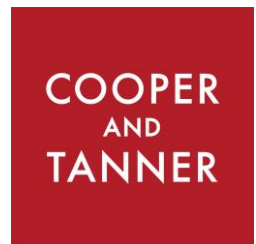
- Wells



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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