



 2  1  2 EPC B

£217,500 Leasehold

4 School House
School Hill, Wookey Hole
Nr Wells, BA5 1BZ

**COOPER
AND
TANNER**



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DESCRIPTION

A pristine two bedroom apartment set within the heart of Wookey Hole with beautiful countryside views and no onward chain. Set within a small development of exceptional properties number four has been maintained to a high standard and would make for a fantastic first time buy or investment purchase. The property can have the option of being purchased with part or all of the furniture if desired.

Upon entering the apartment is a spacious entrance hall with storage cupboards leading into the large open plan kitchen/dining/sitting room. The spacious room has a southerly aspect overlooking the village and woodland in the distance. The well-appointed kitchen features a range of wall and base units, a built-in fridge/freezer, washing machine and dishwasher along with an electric oven and hob. The open plan room has ample space for a dining table to accommodate four to six people comfortably and space for comfortable seating making the best of the lovely views.

From the main hall is the principal bedroom, a spacious double with built-in wardrobes and an ensuite shower room. A further double bedroom which is currently laid out as a twin room benefits from built-in storage and a sunny dual aspect. The bathroom is a generous size with a shower over the bath, toilet, wash hand basin and heated towel rail.

OUTSIDE

Parking for one car is within close proximity of the apartment with access to the communal entrance hall and the apartment on the same level. There are 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.

Nearby, the picturesque City of Wells 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

SERVICE CHARGES

Monthly fee of £142 per calendar month (£1,704 per annum). This includes building insurance, communal lighting, cleaning of communal areas, ground rent and maintenance fund.

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 4 in the car park. The property can be found on your right.

REF:WELJAT14102024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Leasehold (985 year remaining in 2024)



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads



Nearest Schools

- Wookey
- Wells

APARTMENT



4 SCHOOL HOUSE, SCHOOL HILL, WOKEY HOLE, WELLS, BA5 1BZ

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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