



The Forge, Vicarage Lane, Wookey, BA5 1JT

£595,000 Freehold

COOPER  
AND  
TANNER







# The Forge, Vicarage Lane, Wookey, Nr Wells, BA5 1JT

 5  2  2 EPC To Follow  
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## DESCRIPTION

A spacious five double bedroom cottage set within the ever-desirable village of Wookey, close to all village amenities and presented in a beautiful condition throughout.

Originally a Forge dating back over 200 years the property has been enhanced and improved over the years to create a wonderful home with flexible living accommodation, perfect for multi-generational living.

Upon entering the property is an entrance hall with parquet floors and storage cupboards for shoes and coats. The sitting room is warm cosy room with a dual aspect, views overlooking the garden, wooden shutters and a wood burner, with wooden surround and tiled hearth, as the focal point. In the centre of the house is a large family room, again with a dual aspect and garden views, it is a great room for comfy seating but could equally be used as a formal dining room if desired. The kitchen/dining room, with underfloor heating, comprises ample units for storage, a breakfast bar, space for a range cooker and dishwasher and space for a table to accommodate up to twelve people. From the kitchen is a utility room, a marvellous practical room with an additional sink, further storage, a wonderful view over the garden and original hand water pump with Belfast sink. The

room also provides access to a downstairs w/c with wash hand basin and access out to the garden, perfect for muddy wellies.

Within the house there are two staircases, perfect for joint generational living, for friends or family to have their own private space. One of which leading to the principal double bedroom with exposed beams and adjacent bathroom with separate shower. The second staircase leads to the four further double bedrooms and a recently refurbished fully tiled shower room. On the first floor are two spacious doubles, one having built-in wardrobes with the remaining two double bedrooms on the second floor.

## OUTSIDE

The garden can be found to the front of the house, facing south-west it benefits from a sunny aspect for most of the day and into the evening. The established garden features a wide array of flowers, shrubs, trees and rose bushes along with a water feature and patio, perfect for outside furniture and entertaining. On the opposite side of Vicarage Lane is a hard standing area which features a greenhouse, log store, raised beds and parking for four cars enclosed by hedging.

















## LOCATION

Wookey a vibrant village with a strong community spirit surrounded by beautiful countryside in the Mendip Hills. Wookey has three public houses, a primary school founded in 1880 for children aged 4 to 11, a well-equipped park and playing fields, a village hall and 'Wookey Hub' shop and Café along with a twice weekly visiting Post Office van.

Situated approximately 1 1/2 miles west Wells. The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself 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.

For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only fifteen 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 B3139 to Wookey. Upon entering the village continue past The Burcott Inn and Vicarage Road on your right. Take the next right into Vicarage Lane and the property can be found immediately on your right with the parking area to the left.

REF: WELJAT21092022



### Local Information Wells

**Local Council:** Mendip District Council

**Council Tax Band:** D

**Heating:** Gas central heating (LPG) – with underfloor heating in the kitchen/dining room

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

**Tenure:** Freehold



### Motorway Links

- M4
- M5



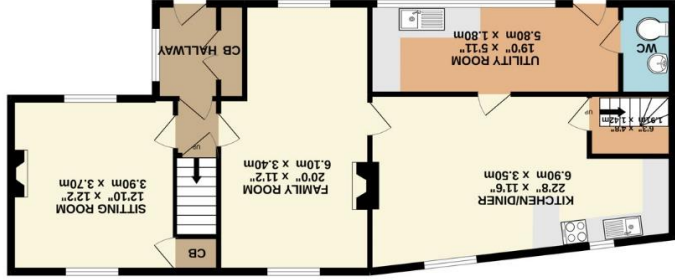
### Train Links

- Bristol Temple Meads
- Bath Spa
- Castle Cary

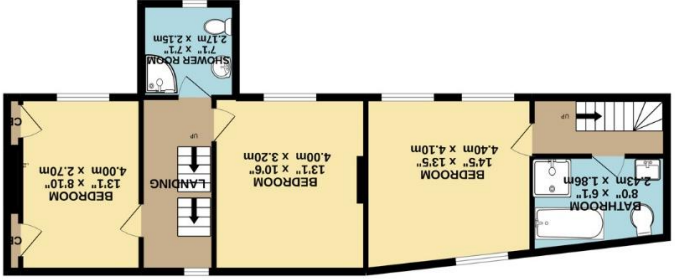


### Nearest Schools

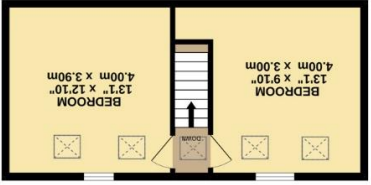
- Wookey (Primary)
- Wells (Secondary)



GROUND FLOOR (82.4 sq.m.) approx.



1ST FLOOR (62.0 sq.m.) approx.



2ND FLOOR (32.6 sq.m.) approx.

TOTAL FLOOR AREA : 1905 sq.ft. (177.0 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.

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WELLS OFFICE  
 telephone 01749 676524  
 19 Broad Street, Wells, Somerset BA5 2DJ  
[wells@cooperandtanner.co.uk](mailto:wells@cooperandtanner.co.uk)

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