



 3  2  1 EPC E

Offers Over £300,000  
Freehold

Chapel House  
High Street, Wookey  
Nr Wells, BA5 1JZ

COOPER  
AND  
TANNER



# Chapel House

## High Street, Wookey

### Nr Wells, BA5 1JZ

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#### DESCRIPTION

A splendid three bedroom cottage set within the heart of the ever-popular village of Wookey offered with no onward chain. The property is within close proximity to all the facilities that Wookey has to offer and has been within the same ownership for over 20 years and would now benefit from some updating and the opportunity to place your own mark.

Upon entering the cottage is an entrance hall opening into the sitting room to the front of the house, a spacious room with built-in cabinets, panelling and French doors into the dining room. The dining room benefits from a dual aspect and ample space for a large table to accommodate eight to ten people along with comfortable seating. The kitchen/breakfast room features an array of fitted units, space for appliances, tiled floor and a door opening out to the private courtyard garden.

To the first floor are three bedrooms and the family bathroom which comprises; a bath with shower above, toilet and wash basin. The principal bedroom runs the width of the house at the front with a sink and fitted storage. The second bedroom is a good size with fitted storage and a sink whilst the third bedroom has a view looking out to the courtyard below.

#### OUTSIDE

The enclosed rear garden is currently a blank canvas of a hard standing, ready for someone to place their own mark. Facing West, it benefits from afternoon sun, ideal for outside furniture and entertaining. Parking can be had on road at the front of the property.

#### 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

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

#### DIRECTIONS

From Wells take the B3139 to Wookey. Upon entering the village take the first turning on the right (immediately after The Burcott Inn) into Vicarage Road. Continue to the end of the road and turn left onto the High Street, the property can be found a little further along on the right hand side.

REF:WELJAT09012026

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** C

**Heating:** Electric storage heaters

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

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

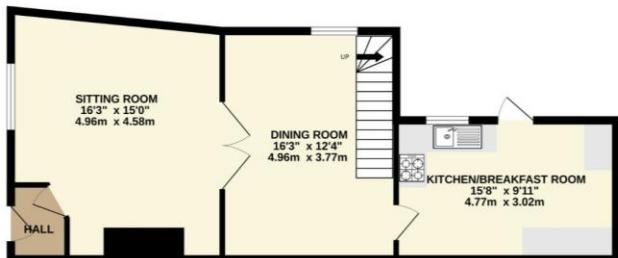
- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Wookey (primary)
- Wells (primary and secondary)

GROUND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR  
608 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1209 sq.ft. (112.3 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. These plans 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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