



Barton, High Street, Wookey, Nr Wells, BA5 1JZ

£645,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

A splendid five bedroom detached family home set within the heart of the desirable village of Wookey with a south facing garden, solar panels, modern energy efficient, air-source heat pump and 'Immersun' system, garage and off-road parking. The property has been extended and enhanced by the current owners who have created substantial living accommodation whilst also creating a beautiful principal suite.

Upon entering the house is a spacious entrance hall with space for shoes and coats along with a cloakroom with modern hidden cistern WC and wash hand basin. A laundry cupboard, accessed from the hall houses the boiler and has space and plumbing for a washing machine. A further full height cupboard provides additional day to day storage. A bespoke cabinet and wine rack provides more storage and is hinged to reveal a large understairs cupboard - inspired! The kitchen/dining/family room (extended in 2019) is a bright and spacious triple aspect room. To the front is the kitchen with ivory Shaker style cupboards and drawers with soft close. A 1 1/2 bowl ceramic sink is positioned in front of the large window and offers views over the front garden. Within the kitchen is a larder cupboard, integrated fridge and freezer, further integrated under-counter fridge, integrated dishwasher, extractor hood and space and wiring for a freestanding electric oven. The peninsula unit forms a natural divide from the dining and family area. The dining area, in the centre of the room benefits from a TV point and can comfortably accommodate a table to seat ten to twelve guests. At the far end of the room, benefitting from

underfloor heating, is the family area with plenty of space for comfortable seating and bi-folding doors out to the patio and garden beyond. Two fixed pane windows, with southerly aspect, add to the bright and airy feel and give further garden views. The sitting room is a spacious dual aspect room with a modern woodburning stove as the focal point, an abundance of natural light and sliding patio doors opening out to the garden.

Stairs rise to the spacious first floor landing with feature lighting and attractive stained-glass window, depicting Glastonbury Tor. Off the landing are the five bedrooms and main family bathroom which comprises a bath with waterfall shower above, hidden cistern WC, vanity wash basin and modern heated towel rail. The bright principal bedroom is a good size with South facing French windows with a Juliet balcony overlooking the garden, towards the village church, along with two further windows to the side. The ensuite shower room comprises; large walk-in shower with waterfall shower, vanity basin, illuminated mirror and hidden cistern WC. To the front of property are two double bedrooms, one with built-in storage. A further spacious double bedroom overlooks the rear garden. Bedroom five, currently presented as an office, is single in size with an opaque window to the side and a useful built-in wardrobe.

The property benefits from solar panels to the roof which help to provide significant savings to annual utility bills. The 'Immersun' system sends spare electricity to heat the hot water tank.









OUTSIDE

Approaching the property is a driveway, which provides parking for two cars comfortably and leads to the garage. The front garden are mainly laid to lawn with a path leading to the front door. The garage, with electric roller door, is a good size and has the benefit of light and power. A lockable pedestrian gate gives access to the side of the house. The South facing rear garden benefits from a large riven patio area, accessed from both the sitting room and family room, perfect for outside furniture and entertaining. To one side is a large, raised border built with railway sleepers and planted with a variety of shrubs and bushes. Within the garden is a large hexagonal pergola offering a lovely, shaded seating area, a wooden playhouse and wooden shed, providing useful garden storage. A further circular patio area is situated at the bottom of the garden offering an additional area to sit and enjoy this sunny garden.

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.

Nearby, 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.

DIRECTIONS

From Wells take the B3139 signposted to Wookey. Upon entering the village take the first right, immediately after The Burcott Inn, into Vicarage Road, continue for approx. 250m to the end of the road. At the junction turn left onto High Street and the property can be found after 35m on the **left**.

REF:WELJAT13032023



Local Information Wells

Local Council: Mendip District Council

Council Tax Band: E

Heating: Air source heat pump and solar panels

Services: Mains drainage, water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



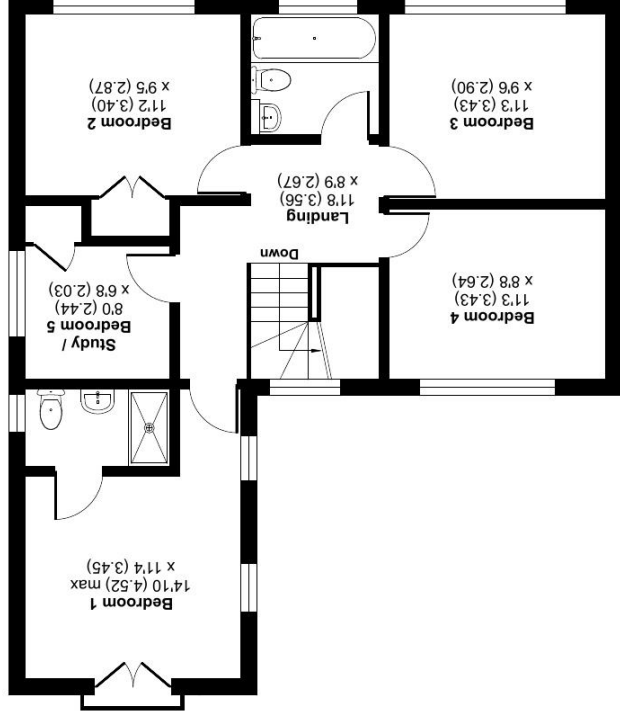
Nearest Schools

- Wookey (Primary)
- Wells (Primary & Secondary)

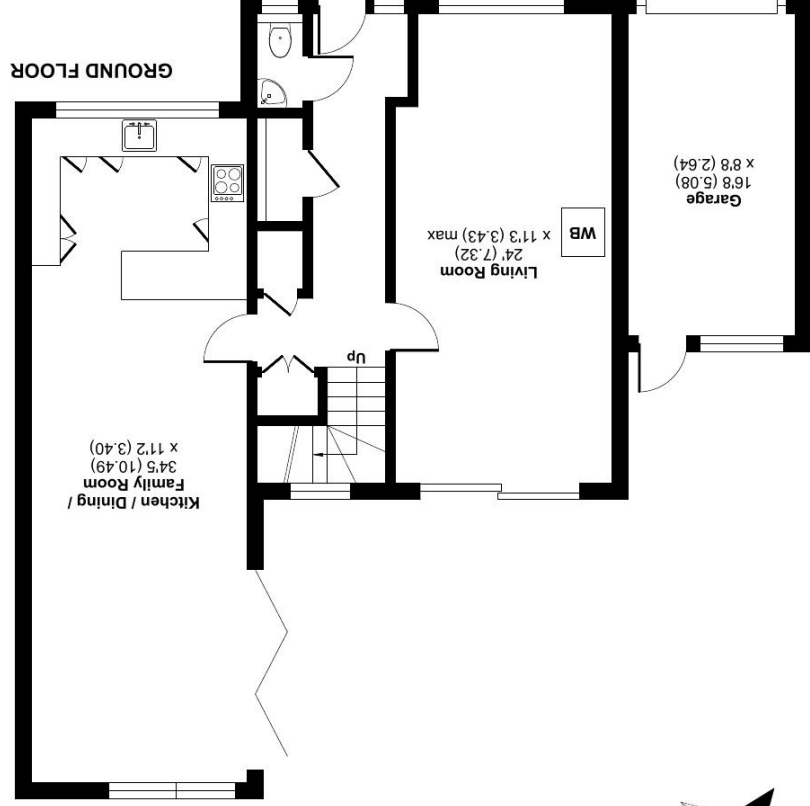
High Street, Wookey, Wells, BA5

Approximate Area = 1728 sq ft / 160.5 sq m (includes garage)
 For identification only - Not to scale

FIRST FLOOR



GROUND FLOOR



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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