



3 Castle Court, Wookey, Nr Wells, BA5 1GE

£650,000 Freehold

COOPER
AND
TANNER



3 Castle Court, Wookey, Nr Wells, BA5 1GE

 4-5  2  3 EPC B
£650,000 Freehold

DESCRIPTION

A spacious and beautifully presented four/five bedroom attached stone built house set with an exclusive development in the desirable village of Wookey, just 1 1/2 miles from the historic city of Wells. Built in 2019 to a high specification, the property comprises; an open plan kitchen/dining/family room, separate sitting room, utility cupboard, cloakroom, four bedrooms (two ensuite), family bathroom and study/bedroom five with additional access from the garage below - a versatile room, offering potential for a home-based business, if desired. There is an attractive and fully enclosed South East facing rear garden and ample parking, with three covered parking spaces within a carport and a single garage. OFFERED WITH NO ONWARD CHAIN

Upon entering is an entrance hall with space for coats and shoes, stairs to the first floor and a shallow cupboard housing the consumer unit and offering additional storage. An oak door leads through to the inner hall with wide oak floorboards - which run throughout the ground floor and a cloakroom comprising; WC and wash basin. The inner hall leads to both the kitchen/dining/family room and the sitting room. The kitchen/dining/family room is a light and wonderful space ideal for modern family life. The kitchen features a range of pale grey Shaker style cabinets with 'soft close' doors and drawers, wooden worktop with one and a half bowl inset sink, plinth lighting and under cabinet lighting to the upper cupboards. Within the kitchen are a range of integrated appliances including a Neff eye level double oven, induction hob, fridge freezer and dishwasher. A breakfast bar offers seating for four people and forms a natural divide from the dining area. A built in laundry cupboard neatly houses both the washing machine and tumble dryer with additional storage space above. The dining area has plenty of space to accommodate a table to seat eight to ten people and has a wall of glazing with French doors leading out to the patio and garden. At the far end of the room is ample space for a sofa and comfy chairs - making the ideal spot to sit and enjoy the garden. The sitting room, again benefits from French

doors, making a lovely flow between inside and out - ideal for entertaining. There is plenty of space for comfortable seating and to one side are low level built-in cabinets with shelves above.

Stairs rise to the first floor landing with airing cupboard and leading to the four main bedrooms and family bathroom. The principal bedroom is a good size with wide, low level windows offering verdant views, from the comfort of the bed. This bright space features a part vaulted ceiling, three built-in wardrobes and a generous ensuite bathroom comprising; bath, large shower enclosure, WC, vanity washbasin and modern towel rail. The second bedroom is again a good size double with low level window looking out over the beautifully landscaped front court and built in cupboard housing the hot water cylinder and offering additional storage. The third bedroom is a comfortable single with high, part vaulted ceiling and Velux window/s. Bedroom four is a generously proportioned 'L' shaped room with built-in wardrobes, vaulted ceiling, Velux windows and ensuite shower room with shower enclosure, WC, vanity basin and modern towel rail. From the bedroom a door opens to a further space, currently presented as a study. This versatile space can also be accessed via a staircase from the garage below and could be used for a home based business, dressing room or occasional bedroom. There is a window looking over the central court and gardens and a cloakroom with WC and basin. We are advised that there is additional plumbing in place adjacent to the cloakroom giving options to convert to a full ensuite or install a kitchenette, if required.

The property benefits from underfloor heating to the ground floor and internal oak doors throughout.

OUTSIDE

To the front of the property is a communal court with beautifully planted central island, featuring a range of trees and mature shrubs along with low level lighting. Leading from the court is the covered









OUTSIDE (continued)

carport to the property with three parking bays, light, power and an outside tap. Adjacent is a single garage which benefits from light and power and has an internal staircase leading to study/bedroom five.

The attractive, landscaped garden is fully enclosed and benefits from a lovely sunny south easterly aspect. Accessed from both the dining/family area and the sitting room are paved patios which join to make ideal spaces for outdoor furniture and entertaining. An area of lawn is flanked by a raised border with mature shrubs and climbing plants. In the far corner is a wooden shed offering useful garden storage. At the far end of the garden is a further patio area again offering space for outdoor furniture. From here a pedestrian gate leads to the drive at the front of the development.

LOCATION

Wookey is a vibrant village with a strong community spirit surrounded by beautiful countryside in the Mendip Hills. Wookey has three public houses, a 14th century church, a primary school, founded in 1880, for children aged 4 to 11, a well-equipped play area and playing fields, a village hall, Wookey Farm & shop and 'Wookey Hub' shop and Café. The Post Office operates on three mornings a week from Burcott flour mill.

The picturesque Cathedral City of Wells is only one and a half miles away and 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 including Wells Cathedral 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.

DEVELOPMENT CHARGE

The residents of Castle Court (9 properties) run their own management company responsible for maintenance of communal areas within the developments. The development charge is currently £528.00 per annum per property.

VIEWING

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

DIRECTIONS

From Wells take the B3139 signposted to Wookey. Once in the village continue past The Burcott Inn (on your right) and take the next left, over a small bridge, into Castle Court. Follow the road for 60m and continue through the arch and the property can be found in the left hand corner. Please park next to the property in the car port.

REF:WEIJAT15042025



Local Information Wells

Local Council: Somerset Council

Council Tax Band: G

Heating: Air source heat pump with underfloor heating to the ground floor and radiators to the first floor.

Services: Private drainage, mains 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)

Castle Court, Wells, BA5

Approximate Area = 1889 sq ft / 175.5 sq m (excludes carport)

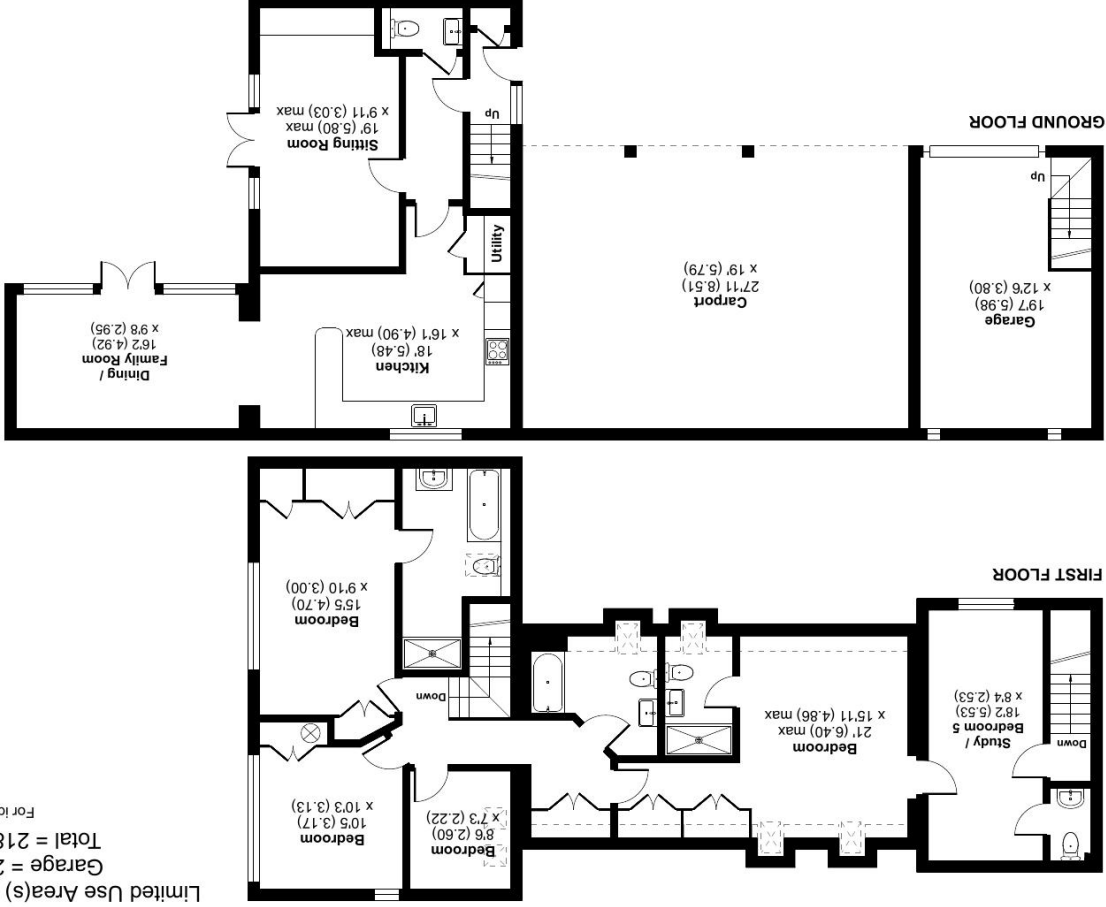
Limited Use Area(s) = 53 sq ft / 4.9 sq m

Garage = 245 sq ft / 22.8 sq m

Total = 2187 sq ft / 203.2 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nihcom 2025. Produced for Cooper and Tanner. REF: 1277556

WELLS OFFICE

telephone 01749 676524

19 Broad Street, Wells, Somerset BA5 2DJ

wells@cooperandtanner.co.uk

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



COOPER
AND
TANNER