



2 Church Cottages, Wookey Hole, BA5 1BR

£625,000 Freehold

COOPER  
AND  
TANNER







# 2 Church Cottage

## Wookey Hole, Nr Wells, BA5 1BR

---

 8 (in total)  4 (in total)  4 (in total) EPC C,C,C & TBA

£625,000 Freehold

### DESCRIPTION

An exciting opportunity to acquire four apartments, currently tenanted within the picturesque village of Wookey Hole, Nr Wells. The properties are currently let on assured shorthold tenancies with a gross income of £31,380 per annum but have in the past been used as successful holiday lets. The four properties have been kept in good order throughout, both by the management and tenants alike.

The original cottage was extended by the current owners who created the 4 properties which are all on the same title deed but let individually. It comprises two x 2 bedroom apartments on the ground floor and two x 2 bedroom duplex apartments covering the first and second floors.

### FLAT ONE

Flat one comprises an open plan kitchen/dining/sitting room with a bay window to the front, two double bedrooms leading out to a private courtyard garden and a shower room.

### FLAT TWO

Flat two comprises a large sitting/dining room with a bay window to the front and stone fireplace, a separate kitchen, large inner hall with storage, a shower room along with two bedrooms, a double bedroom with wardrobe and a single bedroom.

### FLAT THREE

Flat three comprises a spacious sitting/dining room with views to the front, a separate kitchen, shower room and stairs leading to two bedrooms, a single and a double bedroom.

### FLAT FOUR

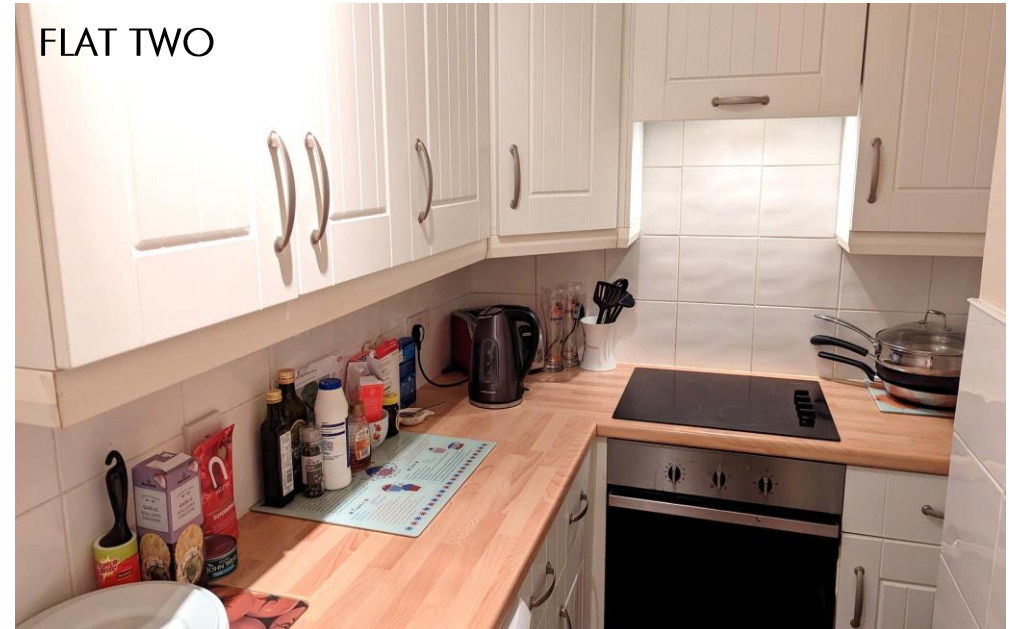
Flat four comprises a spacious sitting/dining room with views to the front, a separate kitchen, shower room and stairs leading to two bedrooms, a single and a double bedroom.

### OUTSIDE

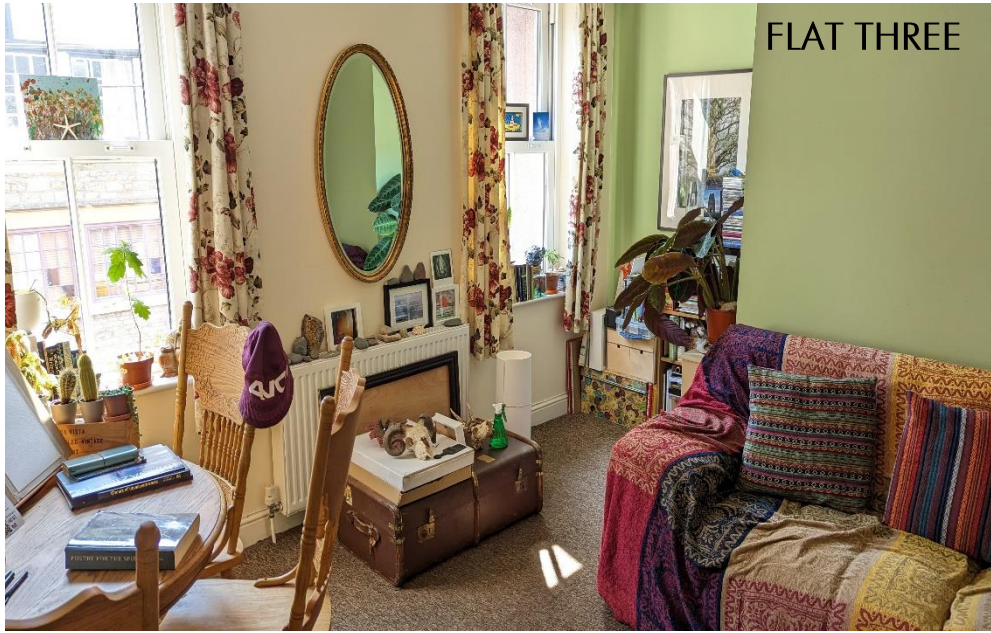
At the front of the building is a parking area which can accommodate parking for 4 cars.















FLAT FOUR



FLAT FOUR



FLAT FOUR



FLAT FOUR



## 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.

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.

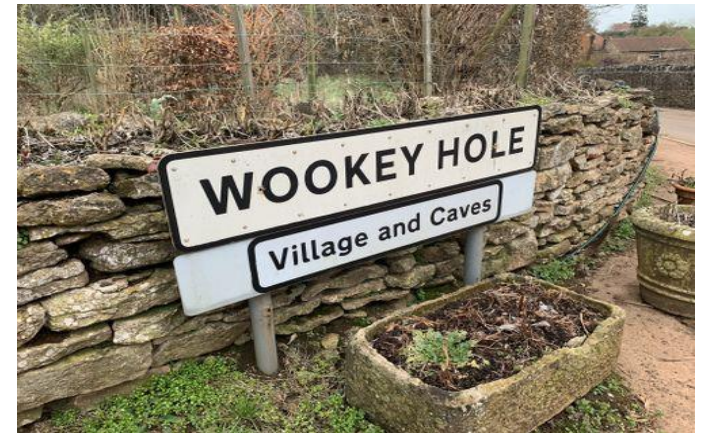
## VIEWING

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

## DIRECTIONS

From Wells city centre follow signs to Wookey Hole. Upon entering the village continue down the hill and round to the left, continue for a further 150m and you will see 'The Wookey Hole Inn' on the right. The property is directly opposite.

REF:WELJAT13062023



### Local Information Wells

**Local Council:** Mendip

**Council Tax Band:** All four flats are Band 'A'

**Heating:** Gas central heating

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

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



### Nearest Schools

- Wells

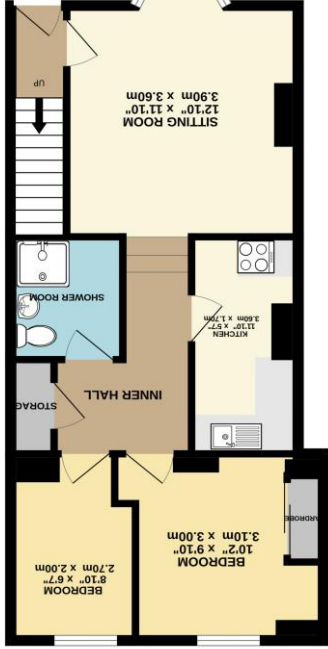
**WELLS OFFICE**  
 Telephone 01749 676524  
 19 Broad Street, Wells, Somerset BA5 2DJ  
[wells@cooperandtanner.co.uk](mailto:wells@cooperandtanner.co.uk)

**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, references to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and only 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.



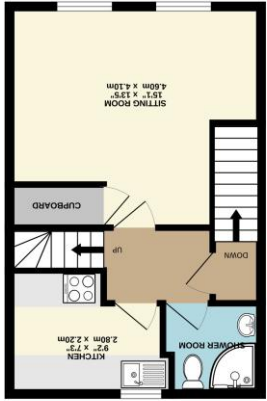
FLAT ONE - GROUND FLOOR  
 480 sq ft. (44.6 sq.m.) approx.

What every intending purchaser should note is that the accuracy of the dimensions contained here, measurements of space, volumes, areas and other details are given without responsibility and only 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.



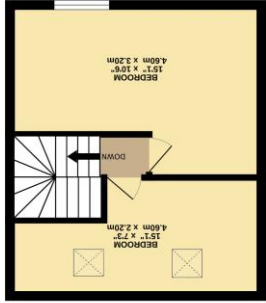
FLAT TWO - GROUND FLOOR  
 525 sq ft. (48.7 sq.m.) approx.

What every intending purchaser should note is that the accuracy of the dimensions contained here, measurements of space, volumes, areas and other details are given without responsibility and only 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.

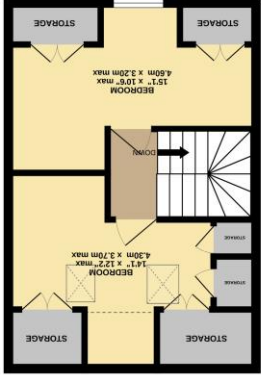


FLAT THREE - FIRST FLOOR  
 356 sq ft. (33.0 sq.m.) approx.

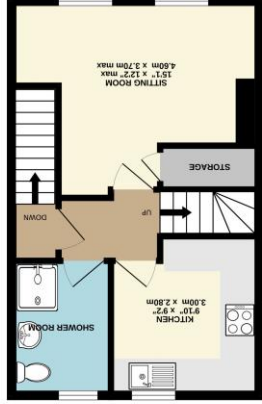
What every intending purchaser should note is that the accuracy of the dimensions contained here, measurements of space, volumes, areas and other details are given without responsibility and only intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



FLAT THREE - SECOND FLOOR  
 267 sq ft. (24.8 sq.m.) approx.

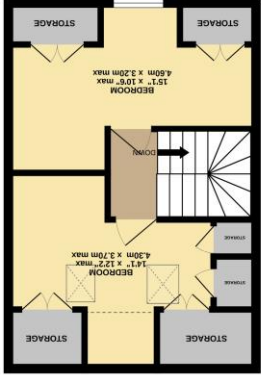


FLAT FOUR - SECOND FLOOR  
 346 sq ft. (32.1 sq.m.) approx.



FLAT FOUR - FIRST FLOOR  
 366 sq ft. (34.2 sq.m.) approx.

What every intending purchaser should note is that the accuracy of the dimensions contained here, measurements of space, volumes, areas and other details are given without responsibility and only 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.



FLAT FOUR - SECOND FLOOR  
 346 sq ft. (32.1 sq.m.) approx.