



Pear Tree Cottage, Lower Milton, Wookey Hole, Nr Wells, BA5 1DH £550,000 Freehold

COOPER
AND
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£550,000 Freehold

DESCRIPTION

Set in an idyllic spot in a small hamlet, just outside the village of Wookey Hole, is Pear Tree Cottage. This attractive and characterful, attached cottage has been extended over the years and benefits from three reception rooms, a country kitchen, cloakroom and separate shower room on the ground floor, three double bedrooms, family bathroom, beautifully tended gardens and wonderful countryside views. The property is offered to the market with NO ONWARD CHAIN.

Upon entering is a welcoming entrance hall with mat well, built-in bookcase, understairs nook and a cupboard for coats and shoes. Leading off the hall is the bright sitting room with dual aspect and French doors leading out to the garden. This generously proportioned room has attractive narrow plank wood flooring and built-in bookshelves and offers plenty of space for comfortable seating. The dining room, currently presented as a second sitting room, is again a good size with wood plank floor, a large window overlooking the garden and a chimney breast with open fire as the focal point. A glazed door opens to a porch with space for a chair and French doors to the garden. This delightful space is the perfect spot to sit and read or to enjoy the garden view. From the dining room a door and two steps lead up to the kitchen/breakfast room with views to the front over open fields. The kitchen comprises a range of pine country style cabinets, sink and space for a freestanding cooker, undercounter fridge and washing machine. There is space for a central breakfast table

and further space for white goods. From the kitchen a door leads to an inner lobby with steps leading back down to the main entrance hall, a cloakroom with WC and wash basin and a door to the shower room. The shower room, with vaulted ceiling and Velux window, houses the floor mounted oil-fired boiler and a large shower enclosure with attractive Moorish style tiles. Beyond the shower room a door opens to the study, this attractive room features a vaulted ceiling with exposed trusses, windows to the garden and French doors opening to the drive and gardens beyond. This versatile space could also be used as a ground floor bedroom or playroom.

From the dining room, stairs lead up to the first floor landing with a window offering views over the garden to the hills and countryside beyond. From the main landing steps lead up to a further area leading to the principal bedroom and family bathroom. The principal bedroom is a good size and has a view over the fields to the front, part vaulted ceiling, narrow plank wooden floor and a wall of built-in wardrobes with louvre doors. The family bathroom, again with a front aspect comprises; a hidden cistern WC, vanity basin, bidet and bath with shower overhead. To the resr is a second double bedroom with exposed floorboards, views over the gardens and surrounding countryside and a built-in over stairs cupboard - ideal for linens. The third bedroom, again double in size, share the same verdant views and features a cast iron fireplace with a shelved alcove.









OUTSIDE

A five bar metal gate opens to a gravelled driveway offering parking for several cars. The main part of the garden is laid to lawn with mature trees, fruit trees and spring planting. The garden is divided by a low drystone wall with a rose arbour leading to a summer house. A gravel path and areas of planting skirt the lawn. A paved patio runs along the rear of the house and offers space for outdoor seating and entertaining. To one side is a timber shed, vegetable patch and a greenhouse - ideal for the keen gardener.

LOCATION

Lower Milton is a hamlet immediately adjacent to the village of Wookey Hole. 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

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 nine miles away. Bristol Airport is a 40 minute drive away.

VIEWING

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

DIRECTIONS

From Wells city centre follow signs to Wookey Hole. Pass Underwood Business Park on the right hand side and bear round to the right. Upon entering the village of Wookey Hole take the first right onto Milton Lane, continue for approx. 800m following the bend round to the right. The property can be found on the right hand side.

REF:WELJAT23032026



Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Oil fired central heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads



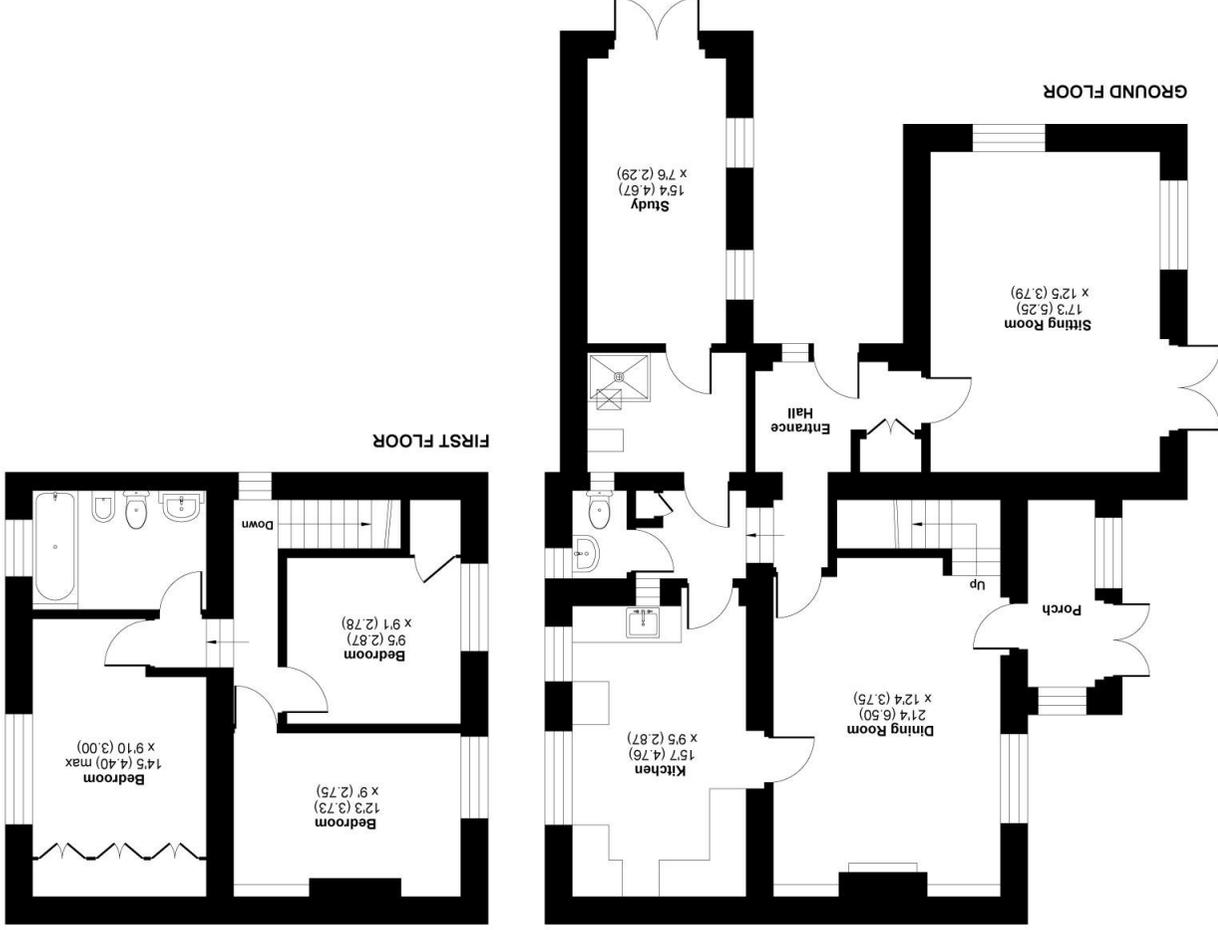
Nearest Schools

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

Lower Milton, Wooky Hole, Wells, BA5

Approximate Area = 1539 sq ft / 142.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Cooper and Tanner. REF: 1429428

WELLS OFFICE

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