



Green Gables, Glencot Road, Wookey Hole, Nr Wells, BA5 1BQ

Guide Price  
£585,000 Freehold

COOPER  
AND  
TANNER



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## DESCRIPTION

A wonderful four double bedroom extended and detached dormer bungalow with beautiful views and stunning gardens along with ample parking. The property has been within the same family ownership for over 44 years, having been tastefully extended to create a versatile and practical family home. There is also potential (subject to the necessary consents) to convert the 'old chicken shed' into a workshop or Annex - ideal for multi-generational living.

On the ground floor there is a large open plan kitchen/dining room and garden room which offer a great sense of space and light, with the kitchen having a range of unit and large larder. The garden room has windows on all sides and French doors opening out to the stunning gardens and patio. A utility room with storage cupboard and door to the side of the house. The house features a bathroom with roll top bath, double shower and oak flooring along with a separate shower room. A second reception room connects the two wings of the property together which is currently used as a study with storage cupboards. With a south facing aspect is the sitting room, formerly two rooms. The sitting room has two seating areas overlooking the

beautiful front gardens and a feature fireplace with wood burner and hand-built storage cupboard. Two double bedrooms are on the ground floor with the master having a bay window and a full wall of built in storage.

To the first floor are two vaulted double bedrooms with an array of storage and with stunning views towards the Mendip Hills and Polden Hills.

## OUTSIDE

The gardens at Green Gables have been lovingly looked after and cultivated by the present owners. French doors open out from the garden room onto a patio area, perfect for outside entertaining. Several other seating areas can be found throughout the gardens to enjoy the array of plants and established shrubs that feature. A 30ft by 12ft shed with electric is currently used as storage but formally used as a chicken shed. The garden also features a modern Hartley Botanic green house with toughened glass and electric.

A parking area can be found at the front of the property with a driveway with ample parking for four to five cars.









## LOCATION

The property is located on the edge of the village of Wookey Hole. Wookey Hole is situated approximately two miles from the Cathedral City of Wells. It boasts a fantastic public house and the famous Wookey Hole Caves.

Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays.

Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible.

There are good road connections to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Castle Cary (about 20 minutes drive away) to London Paddington.  
Gas central heating

## VIEWING

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

## DIRECTIONS

Proceed towards Wookey Hole from Wells. Just before entering the village of Wookey Hole turn left into Glencot Road. The property can be found a little further along on the right just before the turning into Glencot Lane.

REF:WELJAT 290720254



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:**

**Heating:** Gas 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)

**WELLS OFFICE**  
telephone 01749 676524  
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[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, 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.

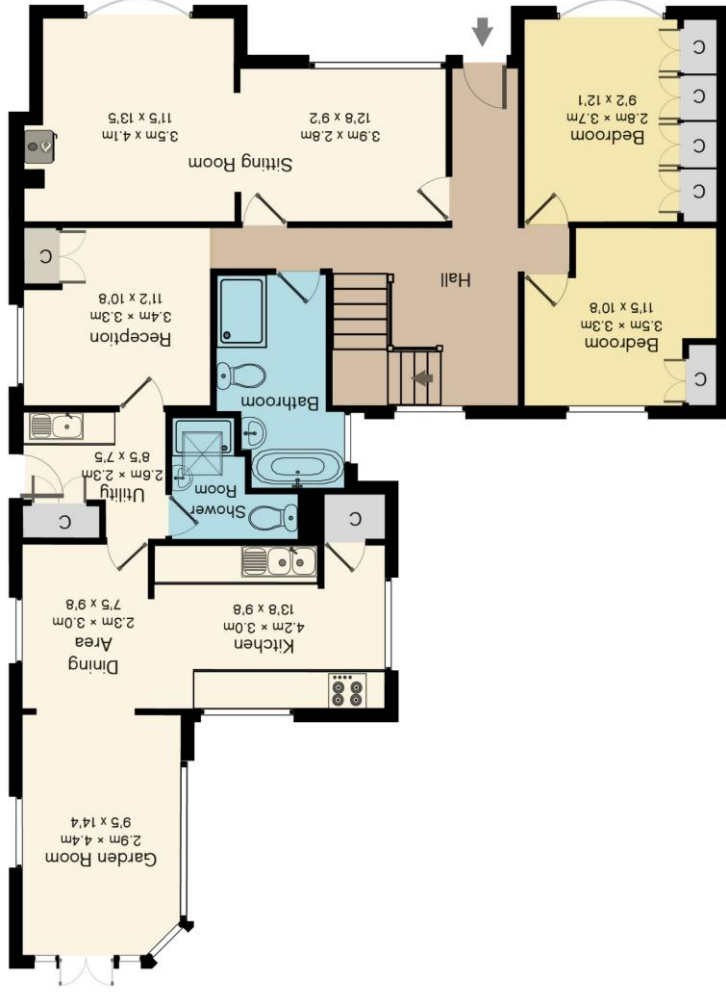


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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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.

Approximate gross internal floor area - 151 sq.m / 1,625 sq.ft

#### Ground Floor



#### First Floor

