



 2  1  1 EPC N/A

£265,000
Long Leasehold

4 Lower Chapel Court
South Horrington Village
Nr Wells, BA5 3DF

COOPER
AND
TANNER



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DESCRIPTION

A beautiful two bedroom, Grade II listed, semi-detached home situated within the ever-popular South Horrington development with its own private south facing garden and offered with no onward chain. The property itself is presented in excellent order throughout, features allocated parking for one car and ample visitor parking spaces.

Upon entering the property is a hall leading through into the sitting/dining room, a well-proportioned sunny room with windows and door opening out to the garden. Within the room is a space for comfortable furniture and a dining table along with a large under stairs cupboard for storage. The kitchen comprises a range of units topped with wooden work surfaces, Belfast sink, electric oven and gas hob along with space and plumbing for both a washing machine and dishwasher. From the hall is one of the two bedrooms with a view out to the front of the property.

To the first floor is the main bedroom, a spacious room with vaulted ceilings, a walk-in wardrobe and view out to the courtyard. The bathroom comprises a bath, large corner shower, toilet and wash basin.

OUTSIDE

The South facing enclosed garden to the rear benefits from sun throughout the day making it a perfect space for outside dining and entertaining. The garden has been designed to be low maintenance with it being mainly laid to patio with shrubs and space for pot plants. Within the garden are two wooden sheds for additional storage and a side gate provides access to the garden, without going through the property, and additional space for bins and recycling.

Set within the grounds of the former Victorian Hospital, the property benefits from access to beautifully maintained communal gardens. From the grounds, a network of footpaths and walking routes lead either into the centre of Wells or out towards the scenic Mendip Hills. To the south of the site lies a cricket pitch, with Wells Golf Course beyond.

LOCATION

The Horringtons are a collection of three small villages (South Horrington, East Horrington and West Horrington surrounded by open countryside and 1 mile east of Wells.

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.

For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only fifteen 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.

SERVICE CHARGE

Service charge: Currently £2326.00 per annum

This includes buildings insurance, lighting and maintenance of all communal area and grounds.

Ground rent: £75.00 per annum

VIEWING

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

DIRECTIONS

Proceed out of Wells on the B3139 Bath Road towards the Horringtons. Turn right onto The Old Frome Road (towards the Golf Club) and take the next left into Gilbert Scott Road. Follow this road in front of the main Victorian building and around to the rear of the building. The property can be found on the right hand side just before the first bridge. For parking, take the turning just before the property into Lower Chapel Court and then immediately turn left where there is allocated parking for number 4. Additional visitors parking is available within the parking area.

REF:WELJAT06022026

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Leasehold – 968 years remaining (as of 2026)



Motorway Links

- M4
- M5



Train Links

- Castle Caty
- Bath Spa
- Bristol Temple Meads

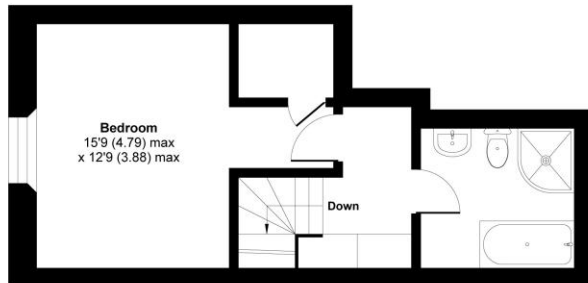


Nearest Schools

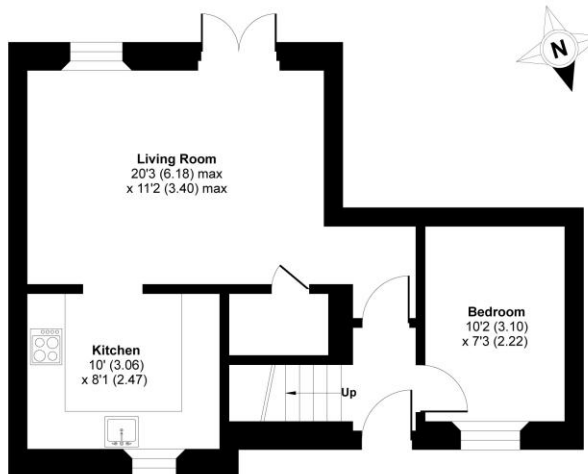
- Horrington
- Wells

Lower Chapel Court, South Horrington Village, Wells.

Approximate Area = 720 sq ft / €
For identification only



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Cooper and Tanner REF: 1408908



WELLS OFFICE

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