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 EPC D

£365,000 Freehold

2 The Chilterns  
 Wookey Hole  
 Nr Wells, BA5 1BS

**COOPER  
AND  
TANNER**





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£365,000 Freehold

## DESCRIPTION

A charming three double bedroom period property set within the heart of the ever popular village of Wookey Hole with beautifully tended gardens, parking and car port offered with no onward chain. The property features a wealth of character and has been within the same ownership for over 35 years, now offering the potential for some updating and modernising, ideal for someone to make it their perfect home.

Upon entering the house is a hall with space for shoes and coats. Adjacent is a shower room featuring a walk-in shower, toilet and wash hand basin. The kitchen/dining room is a light and spacious room with a vaulted ceiling and an AGA as the focal point. The kitchen comprises an array of storage, Belfast sink, plumbing for white goods, an electric double oven and space for a table to seat four to six people. From the kitchen is a reception room which could either be used as a formal dining room or a sitting room with exceptional views looking out to the South facing gardens. A second reception room also benefits from gardens views and features a bay window and an open fireplace.

Stairs rise to the first floor which comprises two well-proportioned double bedrooms, both with gorgeous garden views and fitted storage. To the second floor is a large principal double bedroom benefitting from a dual aspect and glorious views.

## OUTSIDE

Approaching the property is a driveway for one to two cars and leading to a car port with light and power, perfect for storage. Adjacent is a further storeroom which also has light and power and would make a brilliant workshop.

The gardens have been lovingly tended to over the years and are mainly laid to lawn with a wide variety of shrubs, established bushes, fruit trees and areas for outside seating and entertaining. The gardens face South with an abundance of natural light. Within the garden is a wooden shed for storage

and a pond which can be seen from the reception rooms to the front of the house. From the garden are three pathways that meander down to the main lane that leads through the village, providing access without having to go through the house.

## 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.

## 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 bare round to the right. Continue down the hill into the village passing Milton Lane on your right. Continue for approx 100m and turn right into the parking area for 2 The Chilterns (immediately before The Wookey Hole Inn). For viewings our representative will meet you in the parking area.

REF:WELJAT25042025

### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** B

**Heating:** Gas central heating  
with solar panels providing electricity & heating the water

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

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

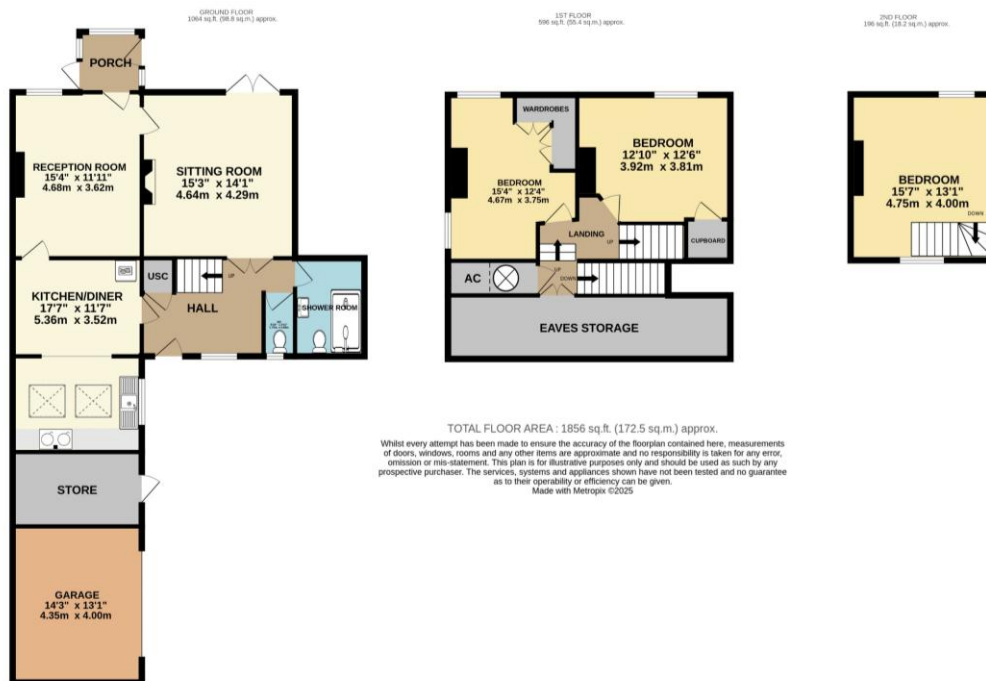
- Castle Cary
- Bath Spa
- Bristol Temple Meads



### Nearest Schools

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





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