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£460,000 Freehold

38 Wells Road
Wookey Hole
Nr Wells, BA5

COOPER
AND
TANNER



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DESCRIPTION

A splendid three bedroom detached home located between Wells and Wookey Hole offering a wealth of potential, countryside views and no onward chain. The property has been extended over the years to create a marvellous layout but does now require updating and renovating throughout.

Upon entering the house is a light and open entrance hall with ample space for shoes and coats along with a downstairs w/c with wash hand basin. The kitchen/dining room wraps around the side and rear of the house benefitting from a dual aspect, views of the garden and currently with an abundance of fitted units with ample room for a table to accommodate six to eight people. A side passage provides access out to the garden which could be changed into a utility room if desired. Sliding doors from the kitchen open into the snug or formal dining room which features a gas fire as the focal point. At the front of the house benefitting from a bay window is the sitting room with wonderful views over the gardens and countryside beyond and a gas fire with wooden surround.

To the first floor are two spacious double bedrooms and a good sized single bedroom, all with wonderful views over gardens and countryside in the distance. The bathroom comprises a bath, toilet, wash hand basin and storage.

OUTSIDE

Approaching the property are wrought iron gates opening to a driveway to accommodate two cars with a shared driveway leading to a single garage to the rear. Running across the rear of the house is a patio area, perfect for outside furniture and entertaining. The gardens faces South-West and features a wide variety of mature shrubs, bushes, flower borders and trees along with a large area of lawn.

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 is located in the Mendip district of Somerset, 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

Viewing is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From Wells take the road to Wookey Hole. Continue for approx. 1 mile. As you leave Wells the road bears round to the right (with a road leading off to the left signposted Haybridge and Glencot). Continue on the main Wookey Hole Road and the property is a little further along on the left.

REF:WELJAT05112022

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: D

Heating: Gas central heating

Services: Mains drainage, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



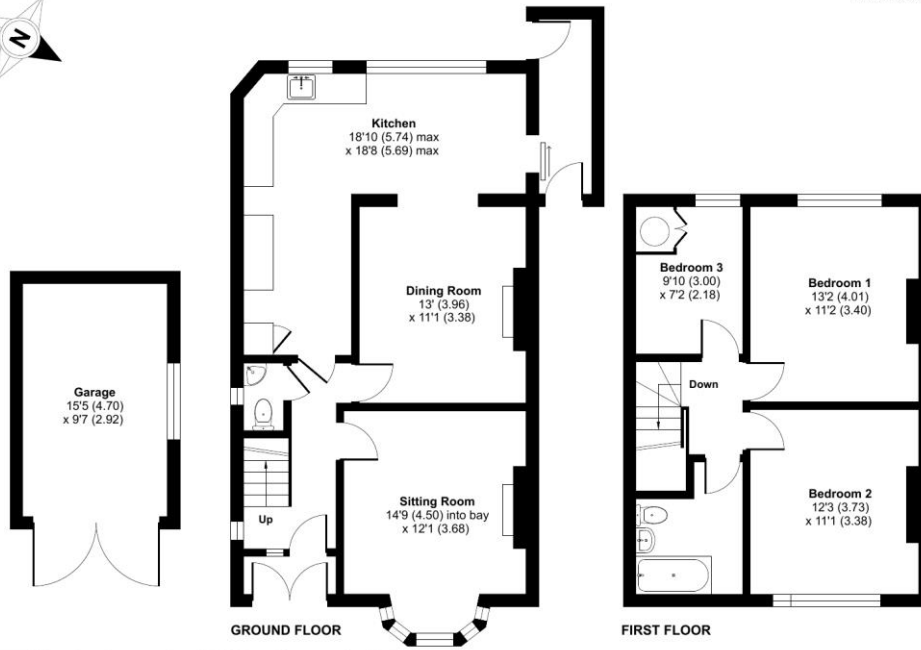
Nearest Schools

- Wells (Primary and Secondary)
- Wookey (Primary)

Wells Road, Wookey Hole, Wells, BA5

Approximate Area = 1335 sq ft / 124 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcorn 2022. Produced for Cooper and Tanner. REF: 916651



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