



 2  1  2 EPC To follow

Guide Price £260,000

3 The Court  
Dinder  
Nr. Wells, BA5 3PJ

**COOPER  
AND  
TANNER**



# 3 The Court

## Dinder

### Nr Wells, BA5 3PJ

 2  1  2 EPC To follow

**Guide Price £260,000 Freehold**

#### DESCRIPTION

A wonderful two bedroom character cottage set within the heart of the desirable village of Dinder with private garden, summerhouse, single garage and parking space. The property is a little 'tired' and would benefit from some cosmetic updating. Offered to the market with no onward chain.

Upon entering the house is a spacious sitting/dining room with flagstone floors, an open fire as the focal point and a view looking out to the courtyard garden to the front. The kitchen comprises a range of fitted units, electric oven and gas hob, space for a washing machine, under stairs storage cupboard and view out to the garden. An inner hall has further storage and leads to the bathroom which comprises a bath, toilet and wash hand basin. The inner hall also provides access to a larder cupboard and a door opening out to the front of the property.

To the first floor are two bedrooms and a linen storage cupboard accessed from the landing. The largest bedroom runs the width of the house with a feature fireplace, exposed floorboards and views of the front garden. This bedroom also benefits from having an ensuite shower room comprising a shower, toilet and wash hand basin. The second bedroom is a good size single with a window to the rear and window seat.

#### OUTSIDE

To the front of the house is an area of lawn, enclosed by hedging, which benefits from sun throughout the day. To the rear is a paved patio and good size garden which is mainly laid to gravel, for ease of maintenance and the ideal spot for outside furniture and entertaining. A versatile summerhouse, which could also be used as a home office, benefits from light and power and sits neatly at the far end of the garden. The property benefits from a single

garage, in a block of three, along with a driveway and further parking space.

#### LOCATION

Dinder is an attractive village situated 2 miles east of Wells, with the benefit of no through traffic. It has a Grade II\* listed church of Norman origins, a very active and friendly community with several societies and a cricket club. One of the big advantages of Dinder is the excellent access to walks through the beautiful surrounding countryside and woodland.

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 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 A371 towards Shepton Mallet. After approx. 2 miles take the left hand turning into the village of Dinder. Follow The Rookery along a short way, at the junction bear left (still The Rookery) and take the first right hand turning onto Long Street. The Court can be found a little further along on the right, turn into The Court and number three can be found on the left.

REF:WELJAT31012025

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** B

**Heating:** Gas fired central heating

**Services:** Private drainage (via shared septic tank) water, gas and electricity are all connected.

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



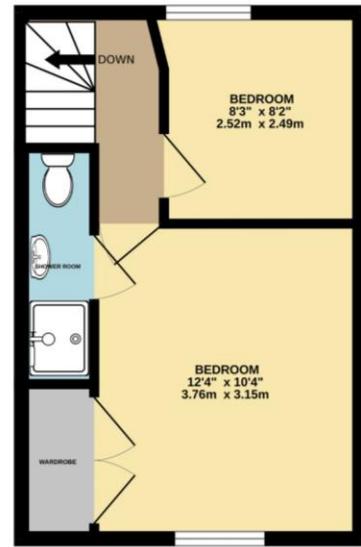
#### Nearest Schools

- Wells

GROUND FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR  
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
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