



Pipers Pool, Wells Road, Chilcompton BA3 4ET

£750,000 Freehold

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# Pipers Pool, Wells Road Chilcompton, BA3 4ET

 4  3  2 EPC

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A deceptively spacious detached family home located within the sought after village of Chilcompton, offering flexible and versatile accommodation arranged over two floors. The property is being offered for sale with no onward chain and offers ample driveway parking, an attached single garage, mature level gardens and a swimming pool with sauna.

Pipers Pool is a 1950's house which has been extended and converted over the years to create generous living space and also the potential to have an attached annexe where there is income potential or a separate space for a dependant relative or home office.

Previously there has been planning permission granted for a four bedroom detached house to be built within the grounds.

The accommodation is arranged over two floors and comprises an entrance porch

with door into a 26ft sitting room with a stone built fireplace, dining room which has previously been used as a billiards room, an updated kitchen/breakfast room with a range of fitted wall and base units having worktops over, central island, integrated oven, hob and dishwasher and a utility room and cloakroom leading off. From the sitting room an archway leads through to the family room with sun room leading off. A door from the family room leads through to the inner hall which has a staircase rising to the first floor. The main bedroom is at the rear of the property with two built in wardrobes and an en-suite shower room. There is a family bathroom on this floor and a large understairs storage cupboard.

To the first floor there is a landing area with three bedrooms leading off.

From the family room there is a door leading through to the swimming pool which is in need of updating the liner and there are two changing areas with showers, a sauna and pump room. To the end of the swimming pool a door leads















## Outside

The property is approached through a wooden five bar gate, leading onto the ample driveway parking with access to the garage and car port. The garage has power and light with an EC charging point and a door to the rear garden. The majority of the gardens are located to the side of the property and predominantly laid to lawn with a paved seating area, established and mature flowerbeds and borders housing a selection of plants, shrubs and bushes. There are a number of mature trees within the garden at the front and rear. The enclosed garden to the rear offer views across neighbouring fields with a paved seating area and lawn area.

## Location

Chilcompton Village offers an excellent range of amenities and boasts a thriving community. The village has a post office, doctors' surgery, shop, garage, church, recreation ground together with two public houses and The Holy Cow cafe.

Chilcompton is set within the picturesque Mendip Hills, renowned for its beautiful countryside and is within easy commuting distance of Wells, Bath and Bristol. The world heritage City of Bath provides an excellent range of retail outlets, the Theatre Royal, Thermae Spa and a fabulous selection of restaurants and bars. The historic city of Wells is approximately 15 minutes from Chilcompton and is the smallest city in England. It offers a fantastic range of independent shops and boutiques, restaurants, public houses, banks, library, cinema, and churches. There is a vibrant market on Wednesday and Saturday in the Market Place. Chilcompton has a nursery and a primary school. Downside School is situated in the nearby village of Stratton-on-the-Fosse and Wells Cathedral School and Millfield School are also close by. Nearby State schools include Norton Hill School in Midsomer Norton and The Blue School in Wells.



### Local Information Chilcompton

**Local Council:** Mendip

**Council Tax Band:** G

**Heating:** Gas central heating

**Services:** Mains drainage, mains water and electricity.

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Bath Spa
- Bristol Temple Meads



### Nearest Schools

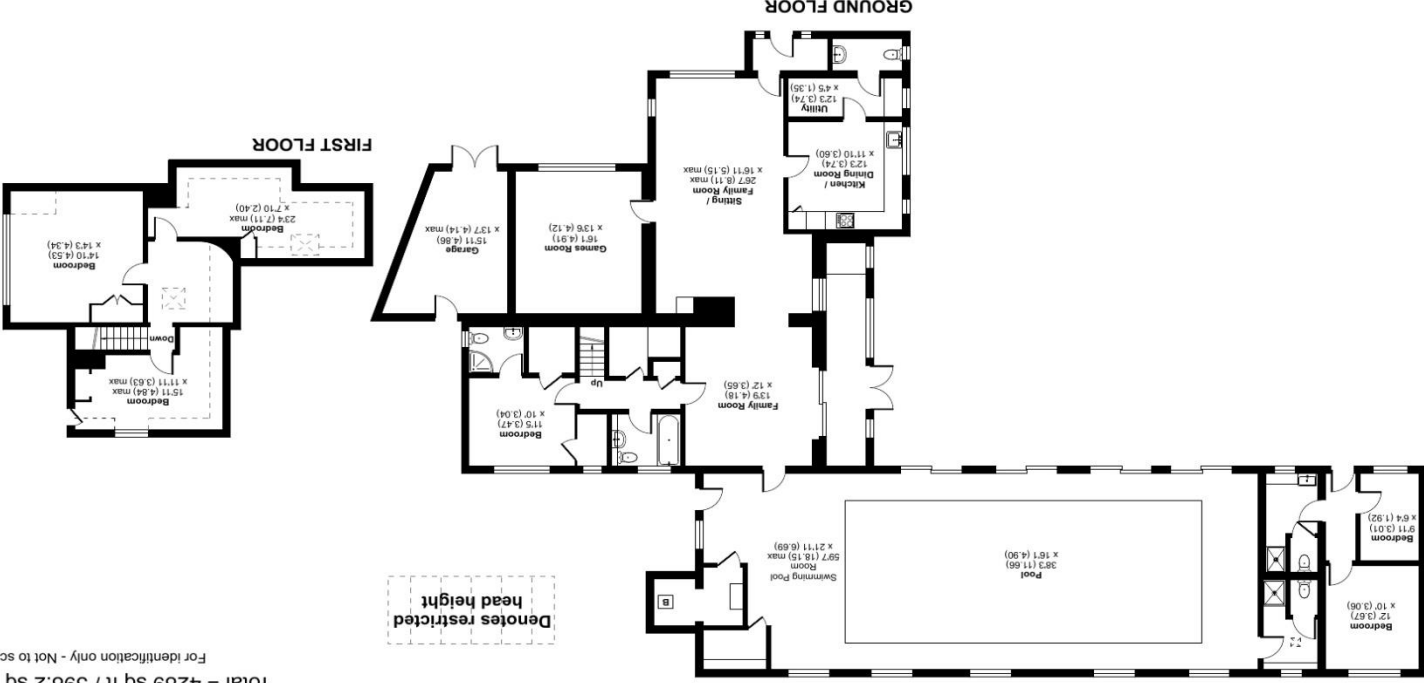
- Chilcompton
- Midsomer Norton and Wells



## Wells Road, Chilcompton, Radstock, BA3

Approximate Area = 3693 sq ft / 343 sq m  
Limited Use Area(s) = 129 sq ft / 11.9 sq m  
Garage = 173 sq ft / 16 sq m  
Outbuilding = 294 sq ft / 27.3 sq m  
Total = 4289 sq ft / 398.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecomm 2025.  
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