



 2
  2+1
  1
 EPC D

Freehold £245,000

Chapel House,
 Wookey Hole,
 Nr Wells, BA5 1BP

COOPER
 AND
 TANNER



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DESCRIPTION

Tucked away in a quiet location, just off the High Street, is this attractive character cottage. The property has been within the same family since the early 1800s and now offers great potential for a new lease of life.

The main door leads into the dining/reception room, a good size room with a stone feature fireplace as the main focal point. To the front is a window, looking out to the private garden and having bespoke plantation shutters. The dual aspect room offers space to accommodate a table to seat four to six people and has a staircase leading to the first floor. Steps rise to an inner hallway, leading to both the kitchen and the shower room. The kitchen features fitted units with space for a freestanding cooker and fridge/freezer along with space and plumbing for a washing machine. The sink is perfectly positioned in front of the window, again with plantation shutters and a view of the garden. From the kitchen, a door leads out to a 'lean to' out house which offers space and plumbing for further white goods. This versatile space offers numerous uses and has a window and door leading to the garden. The shower room comprises; a corner shower, WC and wash basin. Adjacent to the dining room is the sitting room, a cosy room with beamed ceiling, space for comfortable seating and a stone fireplace as the focal point. To the front is a window with window seat and a glazed door leading to the garden.

From the dining room, stairs lead to the first floor. The landing is a bright space with a window to the rear and a useful cupboard, perfect for towels and linen. Both bedrooms have a southerly aspect overlooking the garden. The principal bedroom is a spacious double and the second bedroom, with exposed floorboards, is a large single or small double.

OUTSIDE

From the road, a path wends its way behind the chapel to property. Across the path and through a private gate, steps lead up to a pretty cottage style garden with borders of cottage style planting and mature shrubs.

Agents Note: Access to the property is gained via a right of access across other properties boundaries.

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

Nearby, 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. 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

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

DIRECTIONS

From Wells take the road to Wookey Hole. Upon entering the village continue down the hill and into the village, passing the turning to Milton Lane on the right. Continue for approx. 50m and you will see a chapel on the right hand side. Immediately before the chapel is a pedestrian path, which leads up the side of the chapel. Take this path up the side and around the back of the chapel past Daybreak Cottage and Chapel Cottage to Chapel House.

REF:WELJAT01072025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity.

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.2 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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