



 3  1  1 EPC C

£325,000 Freehold

1 School Mews, School Hill
Wookey Hole
Wells, BA5 1BZ

**COOPER
AND
TANNER**



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School Hill, Wookey Hole

Nr Wells, BA5 1BZ

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DESCRIPTION

The former three bedroom show home of the exclusive 'Old School' development within School Lane in Wookey Hole. Renovated by Pepper Best Developments, the property is finished to a high standard throughout.

Upon entering the property is a spacious entrance hall with stairs leading down to the open plan living space. The sitting/dining room is a good size and has a glazed door leading out to the private courtyard garden. The kitchen is open to the dining area and has a range of ivory shaker style cupboards with integrated appliances. In one corner is a built-in store cupboard. Also on this floor is a cloakroom with WC and wash hand basin.

On the entrance level are three good sized bedrooms with the master having built in storage. The family bathroom comprises a bath with shower overhead, wc and wash hand basin. The property is offered with no onward chain.

OUTSIDE

Accessed from the sitting/dining room is a private walled courtyard garden with paving and gravel for ease of maintenance. Steps lead around the side of the property back up to the front. The property also benefits from off road parking to the front. There is also a communal satellite dish (you will just need a free box or sky box to connect).

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.

SERVICE CHARGE

Monthly fee £60 pcm. This includes maintenance of bicycle store, bin store and car park

VIEWING

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

DIRECTIONS

From Wells take the Wookey Hole Road and continue for approx. 1 mile to the village of Wookey Hole. Upon entering the village continue through passing the Wookey Hole Inn and the Church on your right-hand side. Just before the bend take a right into School Hill, continue to the top of the hill where you will find a small car park on your right. Please park in Bay 1 in the car park. The property can be found on your right.

REF:WELJAT05072023

Local Information Wells

Local Council: Mendip

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



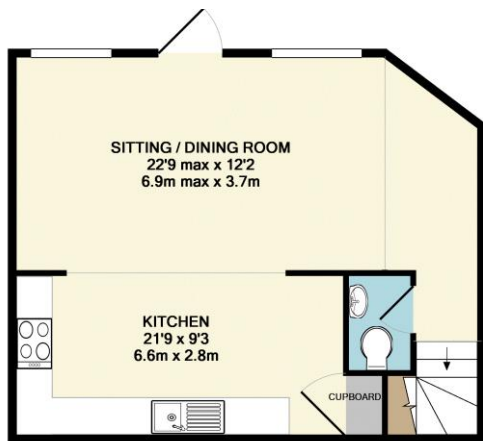
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

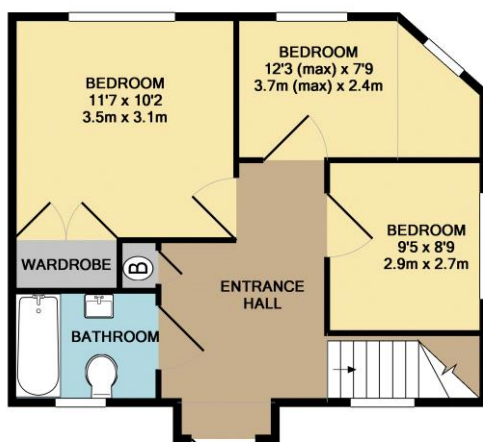


Nearest Schools

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

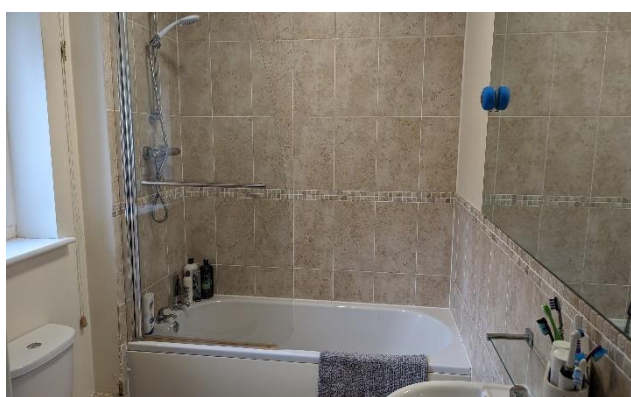


LOWER FLOOR



ENTRANCE FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by a 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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