



Merrydown, Vicarage Road, Wookey, Nr Wells, BA5 1JW

£625,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

A splendid four/five bedroom detached family home set within the heart of the desirable village of Wookey with a south-west facing garden. The property has been enhanced by the current owner including the installation of state-of-the-art solar panels with two x 6.5KW storage batteries. Offered with NO ONWARD CHAIN.

Upon entering, is a porch with outside tap and space for coats and shoes. The main door leads into the spacious entrance hall with further space for shoes and coats, a fully tiled w/c with wash hand basin and a storage cupboard. The kitchen has a lovely aspect overlooking the garden and features an array of fitted units with gloss white doors and drawers, electric oven, electric hob, built-in dishwasher and breakfast bar with space for two stools. In the corner of the kitchen is a full height cupboard housing the electrical components for the recently installed solar panels. From the kitchen is the dual aspect dining room which can comfortably accommodate a table for eight to ten people. A utility room is accessed from the kitchen and provides additional storage, space for white goods and doors opening to both the front and back of the house. The sitting room is a spacious dual aspect room with a modern electric fire as the focal

point, above the fire is a large niche to house a wall-mounted television. The large window and French doors allow an abundance of natural light and the French doors lead out to the garden. There is a further reception room, again with a dual aspect. This room offers further living space and could be used for a variety of different purposes such as a fifth bedroom, playroom or home office if desired. It could also be converted into an Annex for a dependant relative, subject to the relevant consents.

Stairs rise to the spacious first floor landing which leads to the four bedrooms and the family bathroom which comprises a 'P' shaped bath with electric shower above, toilet, wash hand basin and heated towel rail. Two of the double bedrooms look out to the front of the house with one having built-in wardrobes. At the rear of the property with a view over the garden is a small double bedroom. The principal bedroom suite is a fantastic space with a large bedroom area, a dressing room with fitted wardrobes with white ripple textured doors along with a luxurious ensuite shower room featuring a large fully glazed shower enclosure with waterfall head and separate wall mounted head, wall hung vanity basin, toilet and heated towel rail.









OUTSIDE

Approaching the property is a gravelled driveway which provides parking for four to five cars comfortably. There is a charging point at the front of the property for an electric vehicle. The gardens are mainly laid to lawn with a variety of shrubs, bushes and an area of decking, perfect for outside furniture and entertaining. Within the garden is an area of bark chippings which makes a great space for additional seating or for outside play equipment.

LOCATION

Wookey is a vibrant village with a strong community spirit surrounded by beautiful countryside in the Mendip Hills. Wookey has three public houses, a 14th century church, a primary school, founded in 1880, for children aged 4 to 11, a well-equipped play area and playing fields, a village hall, Wookey Farm & shop and 'Wookey Hub' shop and Café. The Post Office operates on three mornings a week from Burcott flour mill.

Nearby, 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

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

DIRECTIONS

From Wells take the B3139 signposted to Wookey. Upon entering the village take the first right, immediately after The Burcott Inn, into Vicarage Road, continue for approx. 150m and the property can be found on the left.

REF:WELJAT16022024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: F

Heating: LPG gas fired heating & solar panels

Services: Mains drainage, water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads

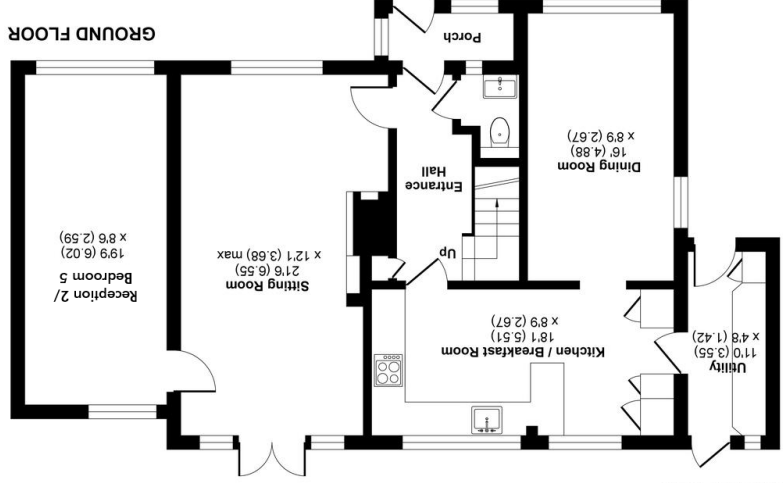
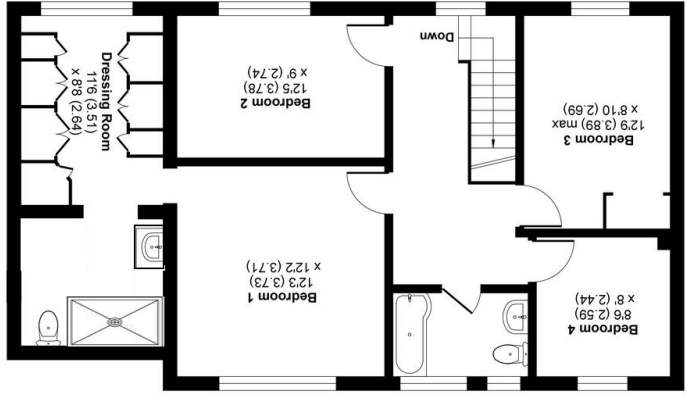


Nearest Schools

- Wookey (Primary)
- Wells (Primary & Secondary)

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Approximate Area = 1765 sq ft / 164 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Greenslade Taylor Hunt. REF: 672304

WELLS OFFICE

telephone 01749 676524

19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

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