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£185,000 Share of Freehold

1 School House  
Wookey Hole  
Nr Wells, BA5 1BZ

COOPER  
AND  
TANNER



# 1 School House Wookey Hole Nr. Wells, BA5 1BZ

 1  1  1 EPC B

## £185,000 Share of Freehold

### DESCRIPTION

An immaculate one bedroom apartment set within the heart of Wookey Hole, just a stone's through from open countryside and bountiful walks from the doorstep. Set within a small development of exceptional properties number 1 has been maintained to a high standard and would make for a fantastic first time buy or investment purchase.

Upon entering the apartment is a spacious entrance hall with storage leading into the large open plan kitchen/dining/sitting room. The well-appointed kitchen features a range of wall and base units, a built-in fridge/freezer, washing machine and dishwasher along with an electric oven and gas hob. The open plan room has ample space for a dining table and comfy seating.

From the main hall is the bedroom, a spacious double, with the benefit of a large walk-in dressing room. The bathroom is a generous size with a shower over the bath, toilet, wash hand basin and heated towel rail.

### OUTSIDE

Parking for one car is within close proximity of the apartment with access to the communal entrance hall and the apartment on the same level. There are communal grounds, a bin store and bicycle store. From School Hill there are many beautiful footpaths over open countryside which leads up towards the Mendip Hills and down to the heart of the village.

### 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.

The picturesque City of Wells is located in the Mendip district of Somerset, 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 the Wells take the road to 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.

### SERVICE CHARGES

Monthly fee of £122 per calendar month (£1464 per annum). This includes building insurance, communal lighting, cleaning of communal areas, ground rent and maintenance fund.

REF:WELJAT20122023

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** B

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas, electricity and B.T. are all connected.

**Tenure:** Share of Freehold (Leasehold 986 years remaining as of 2023)



#### Motorway Links

- M4
- M5



#### Train Links

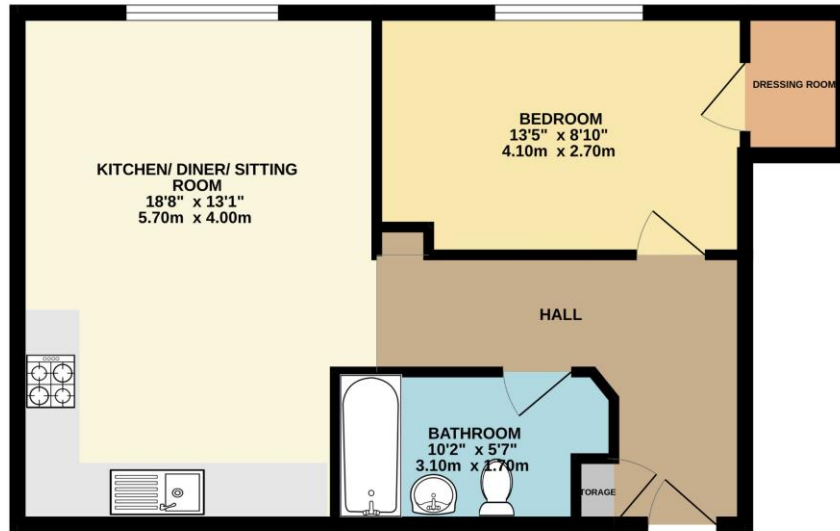
- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Wells

GROUND FLOOR  
517 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 517 sq.ft. (48.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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