



Windermere, Worth, Wookey, Nr Wells, BA5 1LW

£850,000 Freehold

COOPER  
AND  
TANNER



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 4  2  3 EPC D

£850,000 Freehold

## DESCRIPTION

Set on the edge of the Hamlet of Worth, just 2 miles from the historic city of Wells, is this spacious, detached family home with 2 acre paddock, garaging for five cars and no onward chain. The property also benefits from four bedrooms (two ensuite), kitchen/dining room with British Racing Green AGA, two spacious reception rooms, family bathroom, downstairs cloakroom, outbuildings and large gardens.

Upon entering the property is a hallway with quarry tiled floor and storage cupboard, ideal for coats and shoes. To one side is a cloakroom with WC and wash basin. From the hall a door leads through into a spacious kitchen dining room with views to the side over open fields. The kitchen features a range of units with wooden doors and drawers, built-in Fridge freezer, space and plumbing for a dishwasher, built-in Bosch oven and AEG electric hob along with a stunning British racing green AGA. To one end is space for a table to seat six people comfortably. From the kitchen is a spacious inner hallway, again looking out over open fields, with parquet flooring and panelled staircase with useful understairs cupboard. Leading off the hall is a generous dual aspect sitting/dining room with views to the front, sliding patio doors to the rear, picture rail, dado rail, wall lights, two central lights and a wooden fire surround with open fireplace. A second sitting room features a large bay window looking out over the front gardens, picture rail, dado rail and a stunning Arts and Crafts style carved wooden fireplace.

Stairs lead up to the first floor landing with a feature arched alcove with display shelving and leading to the four

bedrooms and family bathroom. To the front, with a pitched dormer window, is the principal bedroom, a generous room with built-in eaves cupboards, a walk-in wardrobe and ensuite shower room. The ensuite comprises; a large walk-in shower, WC, basin and towel radiator. A second bedroom, a good size double, has a large, curved bay window, picture rails, coving and cream fitted wardrobes and matching fitted drawers. A third double bedroom can be found to the rear of the property and has a side aspect, built-in wardrobes with cupboards above and an ensuite shower room comprising; shower, WC and wash basin. The fourth bedroom, a generous single or cosy double has views over open fields, picture rail, shelves and a built-in cupboard housing the hot water cylinder along with additional storage cupboards above. The family bathroom, with wooden panelling to the lower half has a window to the side and avocado bathroom suite comprising; bath, wash basin, WC and shelving at the end of the bath.

## OUTSIDE

The house is approached over a private bridge with electrically operated double gates to the driveway. The driveway wraps around to the rear of the house allowing for four to five cars to be parked comfortably along with providing access to the large double garage with electric door and power sockets. Opposite the garage are two storage sheds with light and power, perfect for either storage or to be used as a potting shed. A covered seating area provides a great area for outside furniture. The gardens are mainly laid to lawn with a variety of shrubs,









## OUTSIDE (continued)

matures trees, climbing plants and borders of flowers. Two greenhouses provide growing space adjacent to vegetable patches. Within the garden is a brick and block built triple garage with mezzanine floor for storage, again with light and power sockets, with three sets of double wooden doors providing access. A five bar gate opens to a small orchard which has a variety of mature trees and a block built barn/car port for additional storage. A further two acre paddock can be accessed from the orchard, a wonderful area for livestock, an additional orchard or for a variety of recreational uses.

## LOCATION

Worth is a small hamlet immediately adjacent to the vibrant village of Wookey. Wookey has a strong community spirit and is surrounded by beautiful countryside along with the Mendip Hills as a backdrop. Wookey has three public houses, a primary school founded in 1880 for children aged 4 to 11, a well-equipped park and playing fields, a village hall and 'Wookey Hub' shop and Café along with a twice weekly visiting Post Office van.

The property is situated approximately 2 miles west of Wells. 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.

For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only fifteen 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 Wedmore. Continue through the village of Wookey, passing the Burcott in on your right and then The Pheasant in on your left. A little further along is the hamlet of Worth and the property is the first house on the right.

REF:WELJAT160324



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** E

**Heating:** Oil fired central heating

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

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



### Nearest Schools

- Wookey (primary)
- Wells (primary & secondary)

# Windermere, Worth, Wookey, Wells, BA5

Approximate Area = 1575 sq ft / 146.3 sq m  
 Garage = 772 sq ft / 71.7 sq m  
 Outbuilding = 223 sq ft / 20.7 sq m  
 Total = 2570 sq ft / 238.7 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024  
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