



The Bell House, School Hill, Wookey Hole, Nr Wells, BA5 1BZ £520,000 Freehold

COOPER
AND
TANNER



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£520,000 Freehold

DESCRIPTION

Set within the heart of Wookey Hole sits this beautifully converted school occupying a prominent position with stunning views over the village. The Bell House has been converted into a well-appointed modern three bedroom property with ample living accommodation, gardens, parking and planning permission to replace the conservatory with a single storey extension.

The house comprises an entrance porch opening into the main hallway with W/C and space for shoes and coats. The sitting room features a woodburning stove and bay window to the front and glorious views over the village and countryside. The dining room, currently used as an office area, could comfortably accommodate a table for eight to ten people with French doors opening into the conservatory. The kitchen comprises a range of wall and base units topped with wooden worksurfaces with integral dishwasher and fridge/freezer, space for a freestanding cooker along with an area for a dining table and door into the gardens. From the kitchen is a separate utility room with a sink and drainer units, storage and boiler. A large conservatory overlooks the gardens and has stunning views over the village and countryside: this has previously been used as both a formal dining room and playroom but could be used as a further sitting room. Planning permission has been granted for the conservatory to be transformed into a large open plan kitchen/dining/sitting room

with bi-folding doors opening out to the patio and gardens. This would be an incredible addition to the property and would in turn then create a fourth bedroom on the ground floor with access to the garden.

The stairs rise in the lower part of the tower with feature windows that flood the landing and hallways with natural light. A principal bedroom, with large bay window benefitting from wonderful views over the village and features an ensuite shower room with shower and wash hand basin. A further double bedroom has a window overlooking the gardens. A large single bedroom, to the front, has a Velux window. The family bathroom comprises a bath, toilet, wash hand basin and heated towel rail.

The top of the Bell Tower is yet to be converted but in doing so would create a spectacular room with panoramic views. (subject to obtaining the necessary consents)

PLANNING REFERENCE

Somerset Planning (East) Ref: 2023/1044/HSE

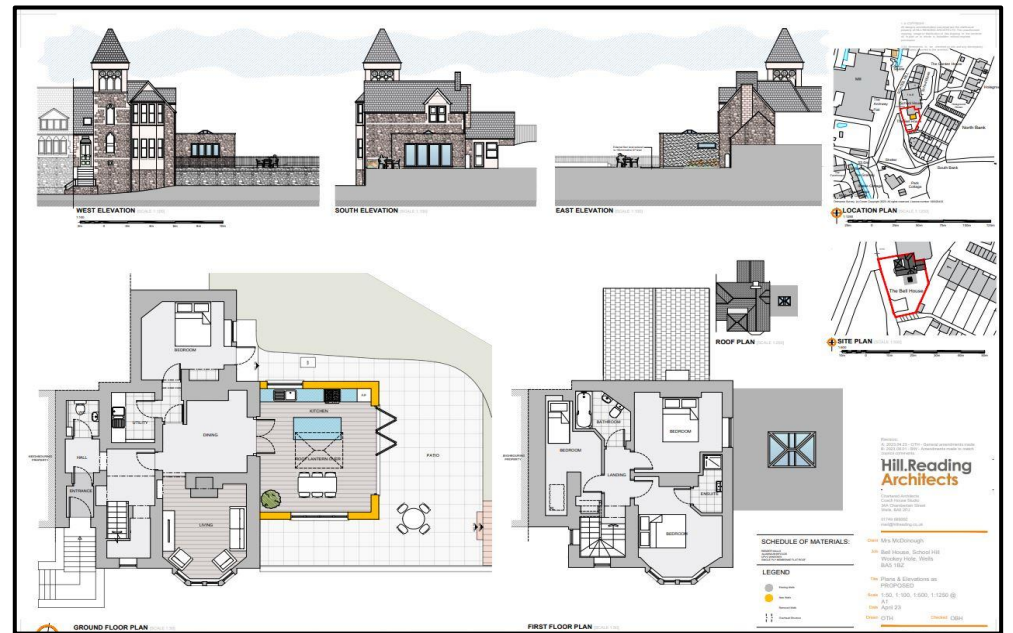
OUTSIDE

A shrub lined footpath leads from School Hill to the front door, whilst a parking area can be found to the side of the house with a set of steps to the garden and









OUTSIDE

house. The gardens are mainly laid to lawn with a variety of shrubs, bushes, climbing plants and a large patio area opening out from the conservatory which makes for a perfect space for outside entertaining and dining with spectacular views overlooking the village.

LOCATION

The Village of Wookey Hole is situated on the edge of the Mendip Hills with wonderful walks along footpaths, which start almost opposite the property, approximately two miles from the Cathedral City of Wells. It boasts a fantastic public house and the famous Wookey Hole Caves.

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 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 up the Hill and take the first turning on the right. The Bell House is on the left and parking can be found immediately on the left.

REF:WELJAT27022024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, gas, water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

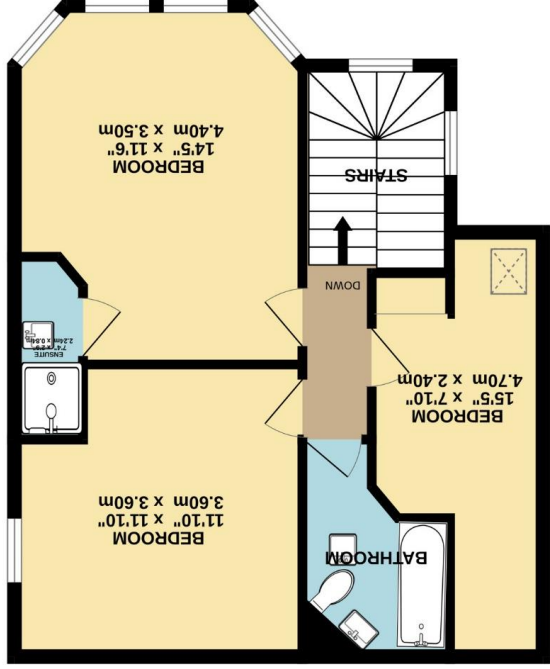
- Bath Spa
- Bristol Temple Meads
- Castle Cary



Nearest Schools

- Wells (Primary & Secondary)

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1ST FLOOR



GROUND FLOOR

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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