



The Old Vicarage, Vicarage Road, Wookey, Nr Wells, BA5 1JW

£1,000,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

This spacious and delightful attached period house occupies a pleasant situation on the edge of the popular village of Wookey. It is set in south facing gardens of about one acre. The original vicarage was enlarged with an elegant Georgian style addition in 1849, creating a spacious five bedroom property. The house has fine generously proportioned rooms, a glass veranda, a double garage, parking area, woodland walk with the little River Axe flowing by on the south side of the garden. The property has opportunities for some modernisation if desired.

At the front of the property a porch, with flagstones, frames and shelters the front door. Inside, the hall is sizeable and attractive, in keeping with the house. Leading off it is a marvellous large study with a big sash window, with shutters, overlooking the garden. The room has cornicing, an arched alcove and a black marble fireplace with inset woodburner. A door leads to a large, fully shelved, understairs cupboard offering plenty of useful storage. The Drawing Room is a truly splendid room with dual aspect views over the gardens. Perfectly proportioned, the Drawing Room features ornate moulded cornicing, dado rail, marble fireplace with inset 'Jetmaster' open fire and two sets of French windows, with attractive moulding and shutters, leading out to the south-facing veranda and gardens.

From the Hall an arch leads to a cloakroom with WC and wash hand basin. The Dining Room and Kitchen, with cornicing, divide the original large room, but could be reunited as a spacious modern kitchen/dining room if desired. Both rooms have French windows with shutters, facing south. The Dining Room has a marble fireplace, currently capped. To one side is an attractive alcove with cupboard, shelving and outer arch. The Kitchen/Breakfast room has wide elm floorboards,

bespoke 'John Mead' ash kitchen cabinetry, a double sink, a fine vintage Aga and space for a freestanding cooker. The breakfast area can comfortably accommodate a table to seat six. Doors lead to a pantry with a tiled cold shelf and quarry tiled floor, and a further slim cupboard. Off the Kitchen is the Utility Room with the 'Worcester' oil fired boiler. This useful room has a sink, fitted cupboards offering copious storage, along with space and plumbing for a washing machine.

From the entrance hall stairs rise to the first floor with five double bedrooms and the family bathroom. The Principal bedroom, again with Georgian proportions, features a picture rail, fitted wardrobes and two twelve pane sash windows offering beautiful views over the gardens. A door leads through to bedroom four. This could, if desired, be converted into an ensuite bathroom and dressing room. At the front of the property with a dual aspect to the front and side, over the gardens, is bedroom two, again notably spacious with an internal window offering light to the adjacent staircase and a painted fireplace with cast iron insert. A little further along the landing is bedroom five, currently used for storage, the bedroom is a small double or generous single and has a window to the front, exposed wooden floorboards, painted fireplace with cast iron insert and a loft hatch. Bedroom Four, which can be accessed both from the landing or from Bedroom One is double in size with a large sash window overlooking the gardens, painted marble fireplace (currently boarded). The landing continues into the older part of the property and leads to Bedroom Three and the family bathroom. Again, a spacious room, Bedroom Three overlooks the garden and features a part curved ceiling, picture rail, airing cupboard housing the hot water cylinder, and built-in wardrobe with shelves and hanging rail.









DESCRIPTION (continued)

The family bathroom is a large and attractive old style bathroom, with scope for modernisation if wished, and features a part curved ceiling, built-in cupboard, WC, wash basin, bath and towel radiator along with garden views.

OUTSIDE

From the Drawing Room, Dining Room and Kitchen, French doors lead out to a glazed veranda, which faces due south and has stone paving and space for outside furniture - ideal for entertaining. From the veranda, the lawned gardens open out to the front and the side and a high natural stone wall shelters the eastern flower borders of the garden. Mainly laid to lawn with areas of spring planting, shrubs and mature trees including, Magnolia, Cooper Beech, Walnut and Western Red Cedar, the garden features fruit trees including 'Beauty of Bath' apples and fruit and vegetable beds including raspberries and loganberries. A large border is planted with mature trees and shrubs and houses the potting shed. A pretty woodland walk leads down to the riverbank and the River Axe. This area has space for seating and offers the ideal spot for a paddle during the summer months. Within the garden is a summerhouse, mower shed and wood shed. Accessed from Vicarage Road, via newly fitted five bar gates is a parking area with space for two to three cars along with a double garage.

LOCATION

Wookey 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 and 'Wookey Hub' shop and Café. The Post Office operates on three mornings a week from Burcott flour mill.

The picturesque Cathedral City of Wells is only two miles away and 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 bearing around to the left, The property is then immediately on your left.

REF:WELJAT09062023



Local Information Wells

Local Council: Somerset Council

Council Tax Band: F

Heating: Oil fired central heating

Services: Private drainage via septic tank

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

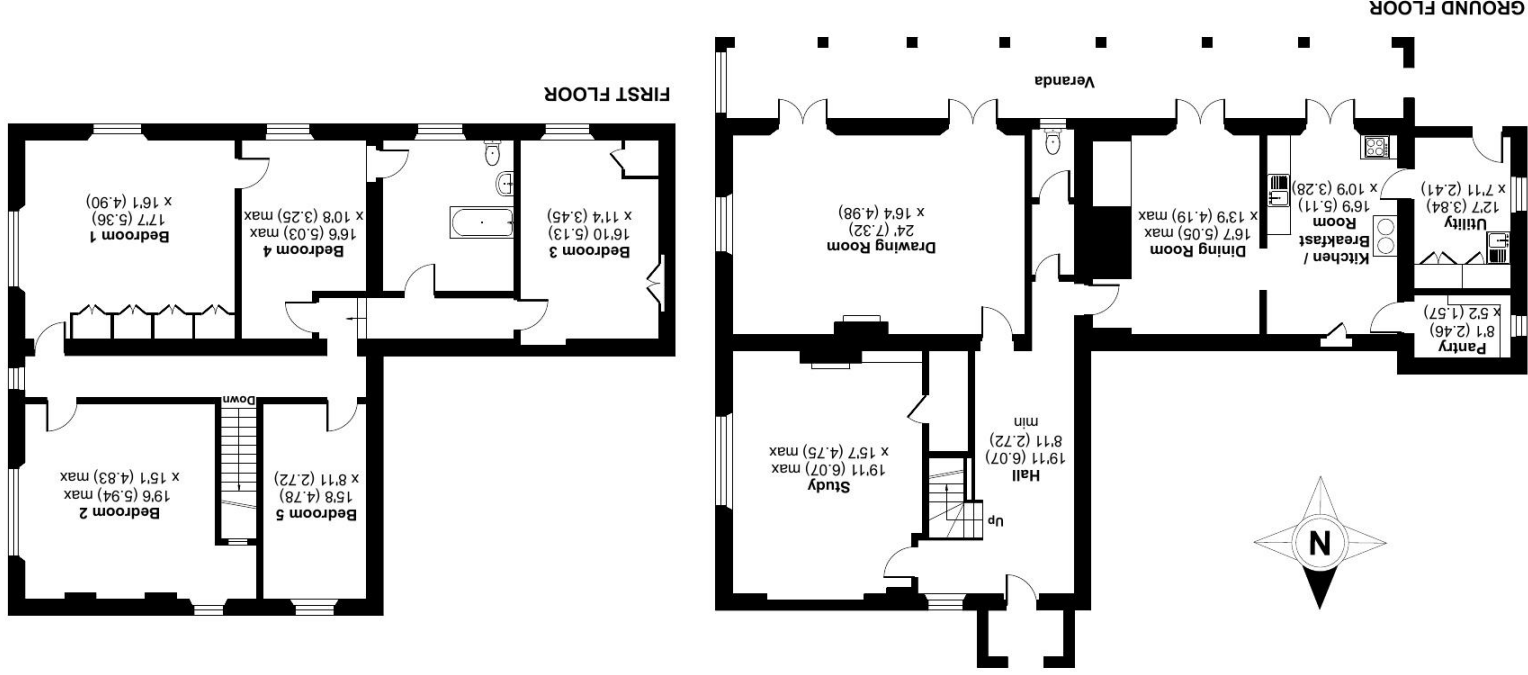


Nearest Schools

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

Old Vicarage, Vicarage Road, Wookey, Wells, BA5

Approximate Area = 3193 sq ft / 296.6 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 2023. Produced for Cooper and Tanner. REF: 966511

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