



 3  2  2 EPC G

£395,000 Freehold

Hill End Cottage,
West Horrington,
Nr Wells, BA5 3ED

**COOPER
AND
TANNER**



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DESCRIPTION

A charming three bedroom detached cottage with an abundance of period features situated within the beautiful village of West Horrington. The property has been enhanced and improved by the current owner and is presented in excellent order throughout.

Upon entering the cottage is a spacious sitting room, benefitting from sunshine throughout the day, it features a wood-burner as the focal point, exposed stone walls, parquet flooring, a window seat and wooden shutters. Double doors open into the dining room which can comfortably accommodate a table for six to eight people whilst also having a wood burner and a door opening out to the small courtyard garden. The room also has the benefit of a door opening to the side of the house which leads back to the front. The kitchen has underfloor heating and comprises a range of units, electric oven and hob, built in fridge/freezer, space for a dishwasher and a heated towel rail. From the kitchen is a utility room with space for a washing machine and tumble dryer along with additional storage and access out to the garden. The main bathroom can be found on the ground floor with a roll top bath, toilet, wash hand basin and heated towel rail.

Two staircases connect to the first floor with the main staircase leading to two of the three bedrooms, one spacious double and a good single bedroom, both with outstanding countryside views. A staircase from the dining room provides access to a further double bedroom which also features an ensuite shower room.

OUTSIDE

Approaching the property is a wrought iron gate which opens to the wooden porch and main front door into the cottage. The garden to the rear features a trellis with an array of climbing plants and flowers along with a small patio area to accommodate a bistro set for two people.

There is no official parking but the owner has always been able to park outside of the cottage.

LOCATION

The highly sought after village of West Horrington lies only a few minutes' drive to the north east of Wells and boasts one of the area's most popular primary schools (within walking distance).

Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays.

Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible.

There are good road connections to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Castle Cary (about 20 minutes drive away) to London Paddington.

VIEWING

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

DIRECTIONS

From Wells take the B3139 signposted to Bath. Continue to the village of Horrington passing the school on your right hand side. Turn left just after the school into West Horrington, follow the road for approx. 3/4 mile and the property can be found on the right.

REF:WELJAT17082022

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: D

Heating: Electric heating and woodburning stoves

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

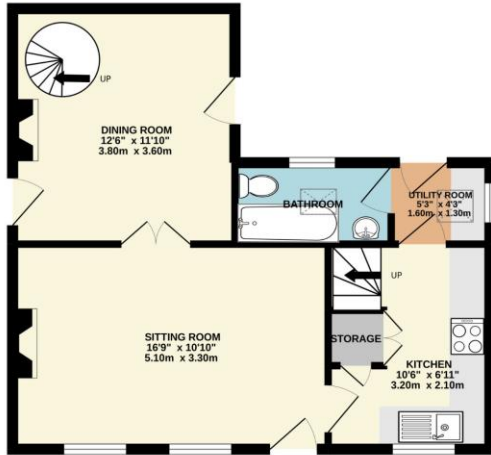
- Castle Cary
- Bath Spa
- Bristol Temple Meads



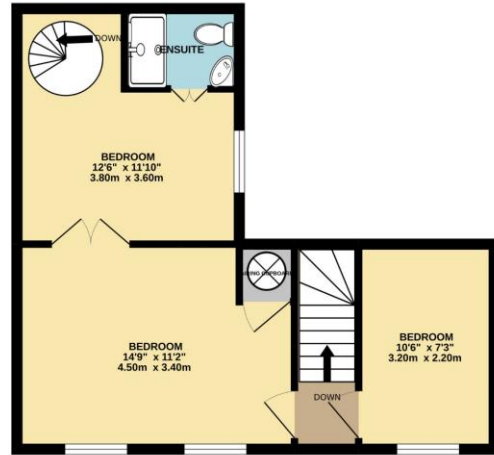
Nearest Schools

- Horrington & Wells (Primary)
- Wells(Secondary)

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 sq.m.) approx.

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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