



 2  1  1 EPC D

£229,950 Leasehold

2 Nettle Combe House
South Horrington
Nr Wells, BA5 3HJ

**COOPER
AND
TANNER**



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DESCRIPTION

A splendid two bedroom Grade II listed period cottage set within the heart of South Horrington, presented in an immaculate condition throughout overlooking communal gardens. The property is situated on the South side of the building with an abundance of natural light, gorgeous countryside views and just a short stroll from the allocated parking space.

Upon entering the house is a spacious entrance hall with space for shoes and coats and a large under stairs cupboard. The kitchen/dining room is situated at the front of the house featuring an array of fitted units, an electric oven, gas hob, built-in fridge/freezer and plumbing for a washing machine and dishwasher. The room has ample space for a dining table for four people whilst also having views over the grounds through the original stone mullion windows. The sitting room has the benefit of looking over the communal grounds with Tor Woods in the distance, a spacious room with ample room for comfortable furniture and entertaining.

To the first floor are two bedrooms, a well-proportioned double bedroom with views to the South and smaller double bedroom or large single which would also make a perfect home office if desired. The bathroom comprises a bath with shower above, toilet, wash hand basin and storage.

OUTSIDE

The property has the full benefit of the beautifully manicured south facing communal gardens. Seating areas throughout the gardens offer delightful views towards Tor Woods and back towards the city of Wells. From the grounds there are several footpaths and walks which can either lead into the centre of Wells or onto the Mendip Hills. The parking for the

property can be found in parking area to the front of the main building. There is also additional visitors' parking available.

LOCATION

The Horringtons are a collection of three small villages (South Horrington, East Horrington and West Horrington surrounded by open countryside and 1 mile east of Wells. The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself 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 follow signs for the B3139 The Horringtons. Turn right on to The Old Frome Road and then first left into Gilbert Scott Road. Continue ahead following Gilbert Scott Road for approx 200m and then as the road bares round to the left the parking area is first on the right.

REF:WELJAT15052024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Leasehold – 970 years remaining (as of 2024)



Motorway Links

- M4
- M5



Train Links

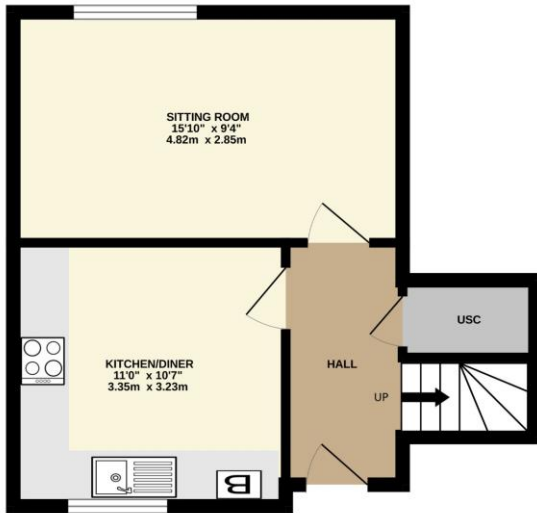
- Castle Cary
- Bath Spa
- Bristol Temple Meads



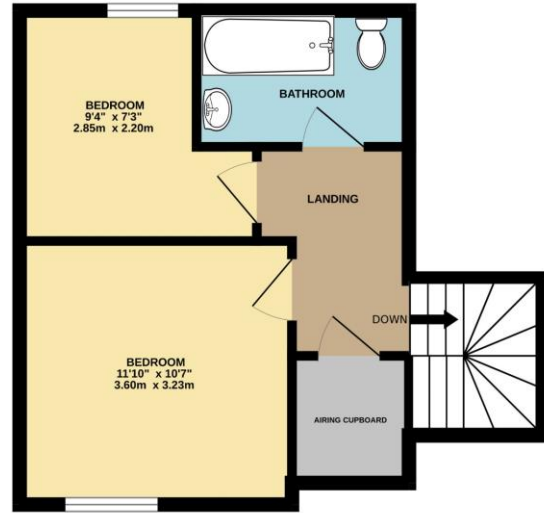
Nearest Schools

- Horrington & Wells

GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.

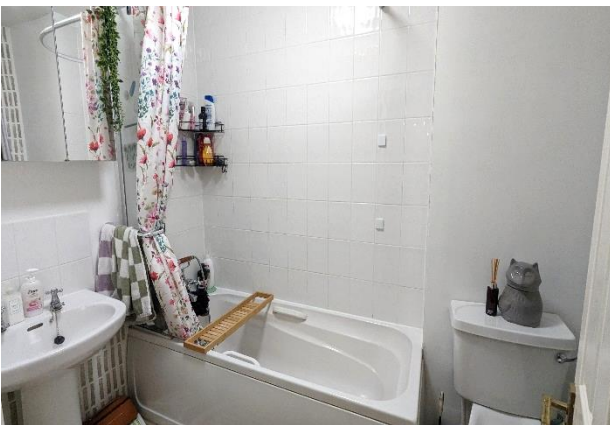


1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 695 sq.ft. (64.6 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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