



Ebbor Glen, Glencot Road, Wookey Hole, Nr Wells, BA5 1BQ

£420,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

Set on the edge of the village of Wookey Hole with wonderful far-reaching views is this deceptively spacious two bedroom detached chalet bungalow. The property sits comfortably in the plot with attractive gardens to the front and rear and benefits from a rear balcony offering marvellous views over the gardens towards the Mendip Hills.

Upon entering is a porch with space for coats and shoes and a door opening into the hall. The hall leads to all rooms and features a parquet floor and a slim, open tread staircase leading to the first floor. The sitting room sits at the front of the property with plenty of space for comfortable seating and a large bay window with views over the front garden. Across the hall is the kitchen/breakfast room with a range of cupboards with solid pine doors and drawer fronts, tiled work tops, built-in eye level oven and ceramic hob along with space and plumbing for a washing machine. To the front is a large picture window, with views over the garden and space in front for a breakfast table to seat four people comfortably. From the kitchen a wide archway leads through to the dining room with feature wall clad with pine, French doors leading out to the rear garden space for a dining table to seat six to eight people, and a door leading out to the hall. At the far end of the hall, glazed doors opens into the triple aspect garden room

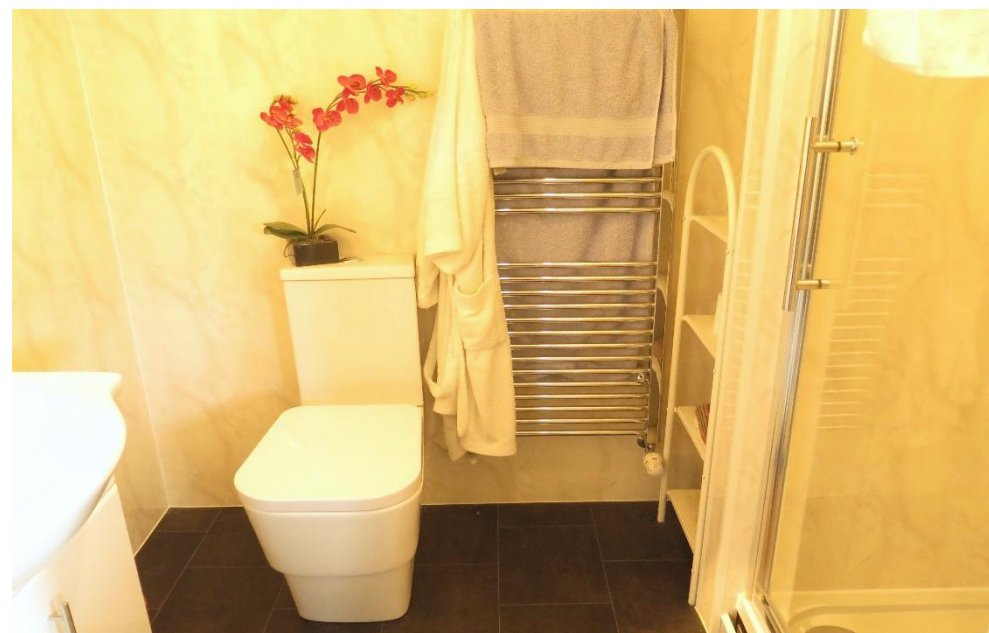
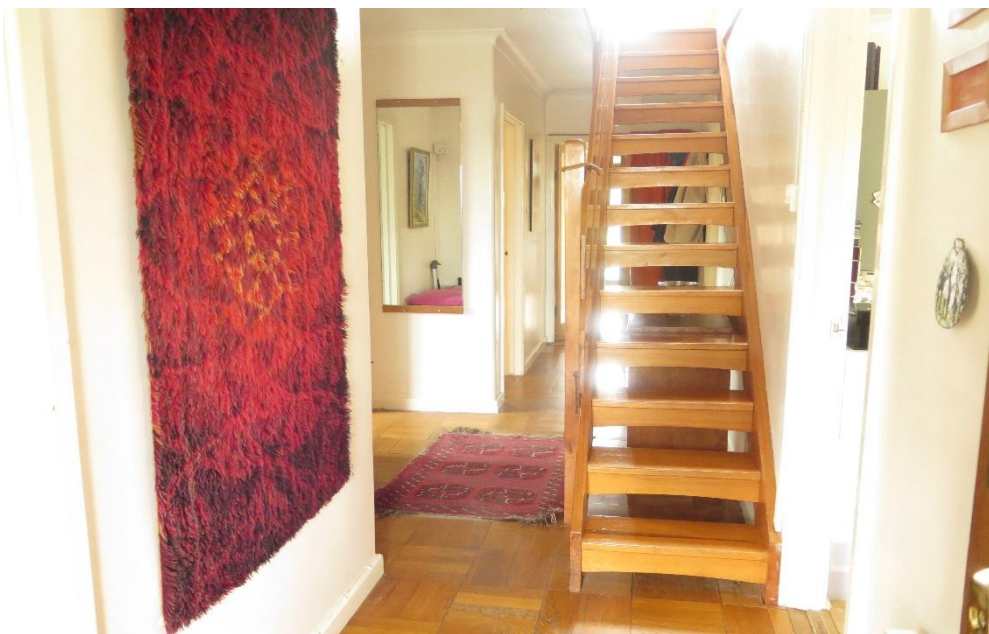
with tiled floor and pine clad walls, this versatile space is currently used for storage but could also be used as a study, playroom or further seating area and has French doors opening out to the garden.

The first of the double bedrooms is at the rear of the property and benefits from a coved ceiling and a large window with views over the rear garden to the Mendip Hills in the distance. Adjacent is the family bathroom which comprises; a bath, separate shower enclosure, WC and wash basin. From the hall the staircase leads up to the open plan bedroom with ensuite shower room. The double bedroom benefits from a triple aspect with a Velux window offering far reaching views to the front, a dormer window offering panoramic views over the garden towards the Mendip Hills, along with a window to the side. The bedroom has a vaulted ceiling, eaves storage spaces (one housing the wall mounted boiler), and plenty of space for a double bed and additional bedroom furniture. To one side is the well-appointed ensuite shower room with vanity basin, WC, shower enclosure and modern towel radiator. A glazed door opens to a large balcony with wrought iron railings. This wonderful space once again benefits from marvellous views of both the garden and Mendip Hills beyond. There is plenty of space for outdoor furniture and the ideal spot to sit and soak up the view.









OUTSIDE

To the front of the property is a driveway, with a border of mature planting to one side. A five-bar gate opens to a gravelled drive offering further parking for two cars. The front garden has a lovely Mediterranean feel with gravel and swathes of planting including Rosemary, Verbena, Lavender and Pittosporum to one side is a large fig tree. Across the front of the property is a paved patio area offering several spots for outdoor seating and dining furniture.

To the rear of the property accessed from both the dining room and the garden room, is a large, paved patio, with several areas for outdoor furniture. An arch with climbing plants leads through to a gravelled area, again with swathes of planting along with raised beds and a variety of matures trees and shrubs, a gravel path leads to an area of lawn and a greenhouse. Within the garden is a wooden shed offering useful garden storage. On either side of the property are gated paths linking the front and rear gardens.

LOCATION

The property is located on the edge of the village of Wookey Hole. Wookey Hole is situated approximately two miles from the Cathedral City of Wells. It boasts a fantastic public house and the famous Wookey Hole Caves.

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

Proceed towards Wookey Hole from Wells. Just before entering the village of Wookey Hole turn left into Glencot Road. The property can be found a little further along on the right just before the turning into Glencot Lane.

REF:WELJAT26082025



Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads



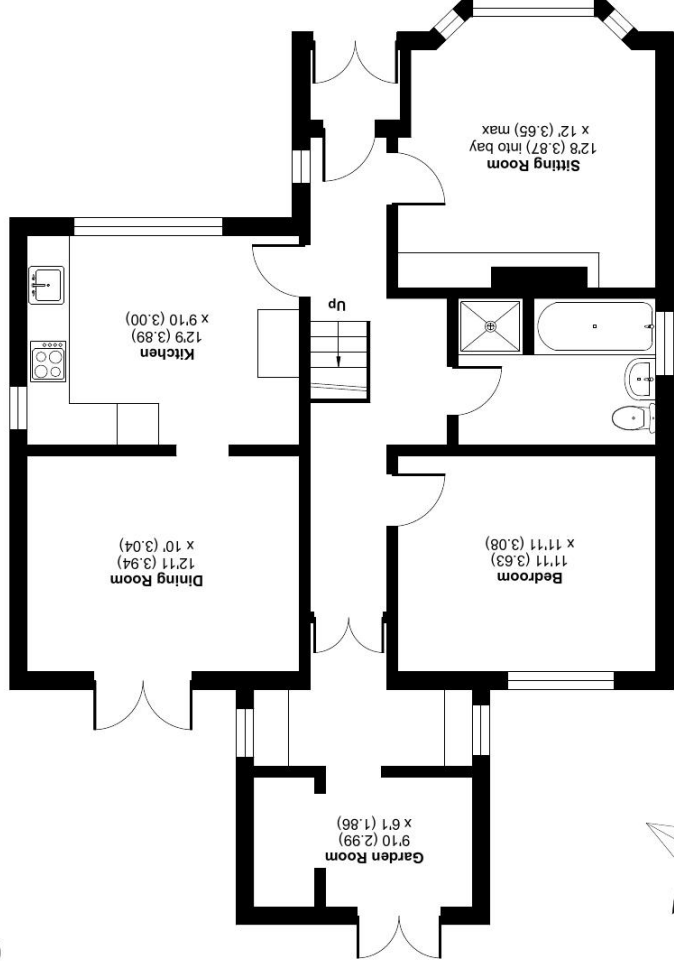
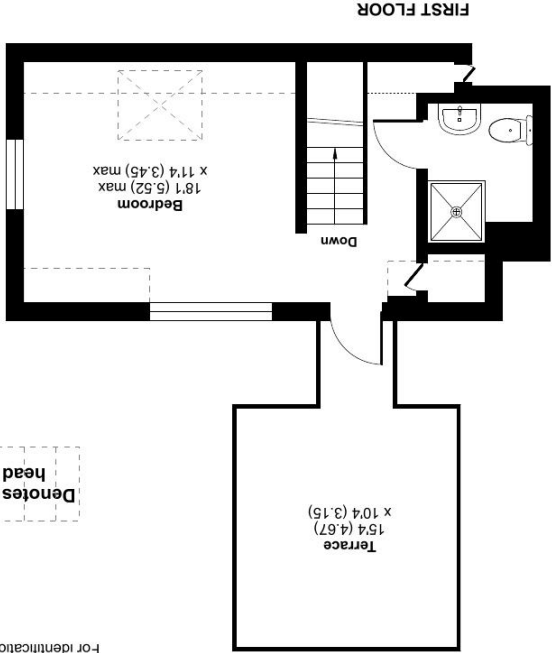
Nearest Schools

- Wookey (primary)
- Wells (primary and secondary)

Glencot Road, Wookey Hole, Wells, BA5

Approximate Area = 1079 sq ft / 100.2 sq m
Limited Use Area(s) = 43 sq ft / 3.9 sq m
Total = 1122 sq ft / 104.1 sq m
For identification only - Not to scale

Denotes restricted
head height



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Cooper and Tanner. REF: 1335005

WELLS OFFICE

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