



The Big House, 91 Wookey Hole Road, Wells, BA5 2NH

£650,000 Freehold

COOPER  
AND  
TANNER



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## DESCRIPTION

A spacious and beautifully presented detached bungalow set in a good-sized plot and benefitting from an attractive south-west facing garden. The property has been extended in recent years and now possesses three double bedrooms, a generous sitting room, study/library, kitchen/dining room, utility room with walk-in larder, family bathroom and garage/workshop.

Upon entering is a wide and welcoming hallway with a cupboard for coats and shoes and a shelved airing cupboard, housing the boiler and pressurized water cylinder. The kitchen/dining room, which has a slate floor, features a range of cream Shaker-style base cabinets topped with solid-wood worktops and glazed wall cabinets with ambient lighting. It contains a Belfast sink, integrated dishwasher, integrated fridge and a stunning 'Rangemaster' oven, with a ceramic hob, built-in extractor hood and striking black-tiled backsplash (the oven is available by separate negotiation). There is currently a table in the centre of the room, with scope for an island, dresser, bar or additional furniture to the other end of the room. One large window looks out to the side, and a door leads through into the utility room, which has space and plumbing for both a washing machine and tumble dryer, a door to the sizable walk-in larder and glazed door to the side patio. The larder is shelved and offers plenty of useful storage space. Both the utility room and larder are floored with Victorian-style geometric tiles.

The well-proportioned sitting room features a picture rail, coving, wall lights and a hearth, with an electric fire

currently in situ. The vendor advises that there is a capped gas pipe to the side of the fire – making it relatively easy to install a gas fire, if desired. French doors with fixed panes on either side open to steps leading down to the sunny south-west facing garden. The room overlooks the garden and offers far-reaching views towards and including Glastonbury Tor. From the sitting room, a door opens into the study/library. This versatile room could also be used as a snug, formal dining room or a fourth double bedroom and benefits from coving, wall lights, fitted shelving and a large window sharing the views enjoyed by the sitting room.

At the front of the property are three double bedrooms. The first has half-height, tongue and groove panelling, a coved ceiling and a large window to the front. The second bedroom again benefits from a coved ceiling and large window to the front, allowing plenty of natural light into the room. The third bedroom is, yet again, a good-sized double and has a window to the side. The stylish family bathroom is beautifully appointed and features wooden floorboards, a traditional style WC, traditional pedestal basin, towel radiator, large metro-tiled walk-in shower and stunning freestanding roll-top bath with claw feet and a hand-held shower attachment.

## OUTSIDE

To the front of the property is a large tarmac drive, with outside lights and raised borders planted with mature shrubs and flowering plants. The drive offers parking for three to four cars and access to the garage. The garage, which has an electric 'up and over' door, benefits from light









## OUTSIDE (continued)

and power, along with a pedestrian door to the rear, which opens to the side patio area and garden.

The garden, which can be accessed from the sitting room, utility room and garage is of a good size and benefits from a lovely sheltered south-westerly aspect, enjoying sunshine throughout the day and into the evening. Wide steps lead down from the side patio to a lower patio, also paved with Indian slate, and the main part of the garden. The steps have a railing and large, raised planters to the side, ideal for growing soft fruits, herbs and vegetables. The lower patio area offers the perfect spot for outdoor furniture and entertaining. The garden is mainly laid to lawn with wide borders, thoughtfully planted with mature shrubs and trees, and features a pond, pergola, shed and outside lighting.

## ADDITIONAL INFORMATION

The property has had the windows and fascias replaced and the roof re-felted and re-battened in recent years. It benefits from a substantial boarded loft, with potential to be converted, if desired (subject to the necessary consents). The garage also features a boarded loft storage area. The property also includes underfloor heating in the sitting room, office/library and utility room and two premium, retractable awnings.

## LOCATION

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, a 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 and 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

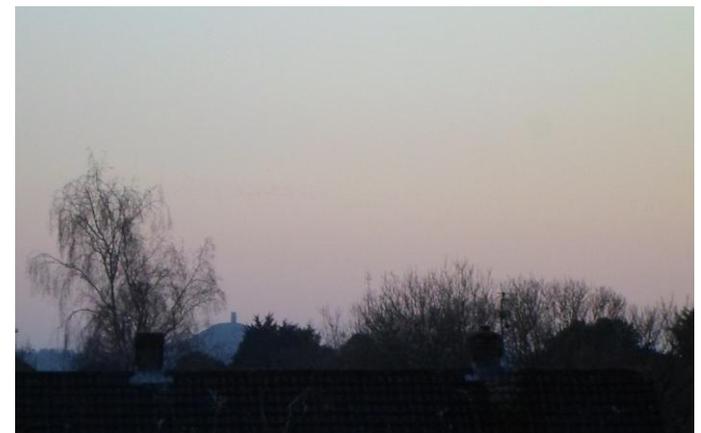
## VIEWING

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

## DIRECTIONS

From central Wells take the Wookey Hole Road and continue for approx. 3/4 mile. The property can be found on your left (opposite the turning to Ash Lane).

REF:WELJAT13022026



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** D

**Heating:** Gas central heating with underfloor heating to the rear part of the property.

**Services:** Mains drainage, gas, water & electricity

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary

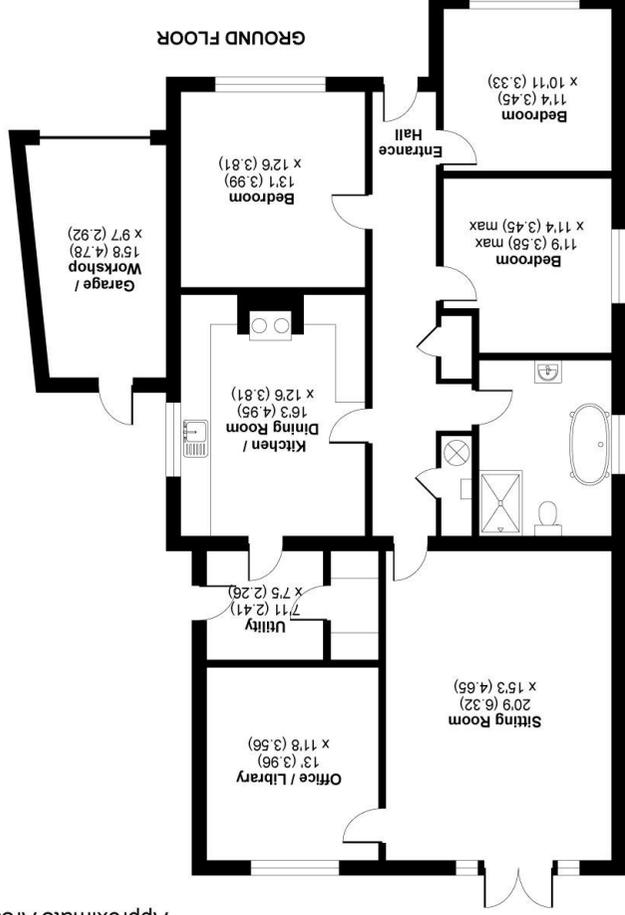


### Nearest Schools

- Wells (Primary & Secondary)

# Wookey Hole Road, Wells, BA5

Approximate Area = 1692 sq ft / 157.1 sq m (includes garage)  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2026.  
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