



 2  1  1 EPC D

£229,950 Leasehold

9 Nettlecombe House  
South Horrington  
Nr Wells, BA5 3HJ

COOPER  
AND  
TANNER





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### DESCRIPTION

An exceptionally renovated two bedroom cottage set within the popular village of South Horrington with far reaching countryside views. The property has undergone extensive works and offers a versatile layout, newly decorated and finished to a high standard throughout. The property would make a fantastic first-time purchase, those looking to downsize or for someone looking for a desirable low maintenance holiday home.

The ground floor living accommodation has been knocked into one spacious open plan, dual aspect room with high ceilings and an abundance of natural light through the stone mullion windows. The kitchen has been well designed and features an array of fitted units with pale grey Shaker style doors and drawers, stylish grey metro tile splashback, solid laminate work surfaces, built-in slimline dishwasher, electric oven, gas hob, built-in under-counter fridge, magic corner unit and a wood topped breakfast bar with space for stools to seat four people comfortably. The sitting area benefits from a lovely aspect overlooking the beautifully maintained and manicured grounds. The room has built-in shutters, an engineered wood floor and has been fitted with an auto mist system. Beneath the stairs is a large storage cupboard with sensor lighting and shelves on the wall for additional storage.

On the first floor is a spacious double bedroom with views of the communal grounds, a single bedroom with stunning countryside views and the shower room. The shower room comprises a large shower, hidden cistern toilet, wash basin and heated illuminated mirror. A storage cupboard, with shelves and hanging rail, provides additional storage on the first floor.

### OUTSIDE

A parking area provides a private parking space for number 9 with a footpath that leads to the front door. At the front of the property is an area lawn and a natural stone walled area for bin storage. The views at the front of the property are exceptional looking towards the Mendip Hills and East Horrington.

### 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).

Nearby, the picturesque City of Wells 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, several 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.

### SERVICE CHARGE

Service Charge:: circa £1700 per annum

Ground Rent: £75.00 per annum

### VIEWING

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

### DIRECTIONS

From Wells proceed out of the town along the (B3139) Bath Road. Turn right, sign posted East Horrington, passing the golf course on the right. Take the next turning left into South Horrington (Gilbert Scott Road). Follow this road for 200m and turn left in front of the main Victorian building Turn immediately right into the parking area for Nettlecombe House. From the parking area take the path to Nettlecombe House and number 9 can be found on the left.

REF: WELJAT09122025

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** C

**Heating:** Gas central heating

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

**Tenure:** Leasehold – 968 years remaining (as of 2026)



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



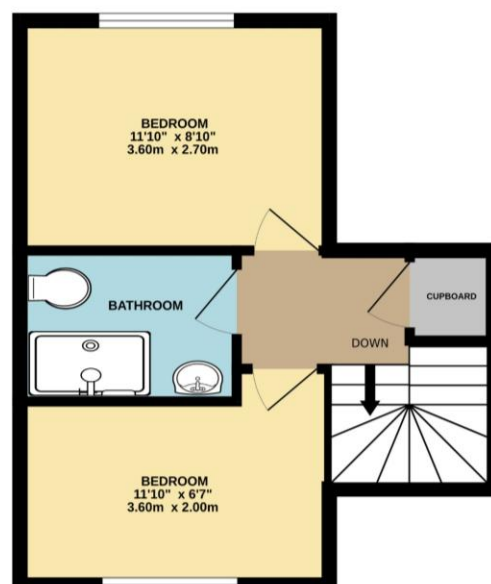
#### Nearest Schools

- Horrington & Wells

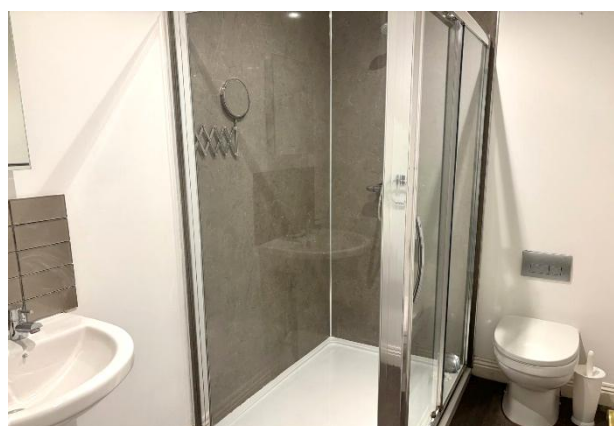
GROUND FLOOR



1ST FLOOR



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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## WELLS OFFICE

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