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 EPC TBC

£275,000 Freehold

15 Henley Lane
 Wookey, Nr Wells
 BA5 1JN

**COOPER
AND
TANNER**



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Description

Backing onto open countryside and just a stone's throw from all the amenities Wookey has to offer is this well-presented family home. Extended by the current owners into the loft this spacious property benefits from five bedrooms along with off road parking and lovely gardens.

Upon entering the property is an entrance hall leading to both the kitchen/dining room and the sitting room. The spacious sitting room has a multi-fuel stove as it's focal point and is dual aspect which makes it a lovely bright room. To the front is a large bay window and to the rear is a window and a glazed door leading out to the patio and garden beyond. From the hall is the kitchen/dining room which naturally divides to provide distinct areas. To the front is the dining area with space for a dining table to comfortably seat six to eight. To the rear, overlooking the garden is the kitchen with ample cupboards and work space along with space for an oven, fridge freezer and washing machine. In one corner is a useful larder/utility cupboard which is shelved and currently houses a tumble dryer. Leading off the kitchen is the rear lobby with space for coats and shoes, a door leading to a downstairs WC and a further door leading out to the rear garden.

Stairs rise to the first floor with two double bedrooms, both with a front aspect and a single bedroom. overlooking the rear garden and open fields, with built-in wardrobe and useful storage area. The family bathroom comprises a bath with electric shower overhead, WC, wash hand basin along with a large cupboard perfect for linen and towels. From the landing stairs rise to the second floor where there are two generous double bedrooms both overlooking the rear garden and countryside beyond. The present owners have extended the plumbing to the second floor (currently within the walls and floor) so it would be possible to create a further bathroom or en-suite on this level, if required.

Outside

To the front of the property is a driveway offering parking for two to three vehicles. Central steps lead from the driveway to the front door. On either side of the steps are low maintenance borders laid to gravel and planted with shrubs and box hedging.

To the rear of the property, accessed from both the rear lobby and the sitting room is the enclosed rear garden. A large patio area offers the perfect space for entertaining and alfresco dining and offers ample space for a garden table and chairs. To one side of the patio is a wooden shed and log store. Two steps lead up to the main garden which is beautifully maintained and laid mainly to lawn with mature trees, shrubs and planting. A gate to the rear of the garden leads directly onto open countryside, perfect for country walks.

Location

Wookey is a vibrant village with a strong community spirit surrounded by beautiful countryside in the Mendip Hills. Wookey has three public houses, a primary school founded in 1880 for children aged 4 to 11, a well-equipped park and playing fields, a village hall and 'Wookey Hub' shop and Café.

Situated approximately 1 1/2 miles west 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 is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

Directions

From Wells take the B3139 to Wookey. Upon entering the village take the first turning on the right, immediately after The Burcott Inn, into Vicarage Road. Continue to the end of the road and turn right onto Henley Lane, the property can be found a little further along on your left.

REF:WELJAT060619

Local Information Wells

Local Council: Mendip District

Council Tax Band: B

Heating: Electric heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



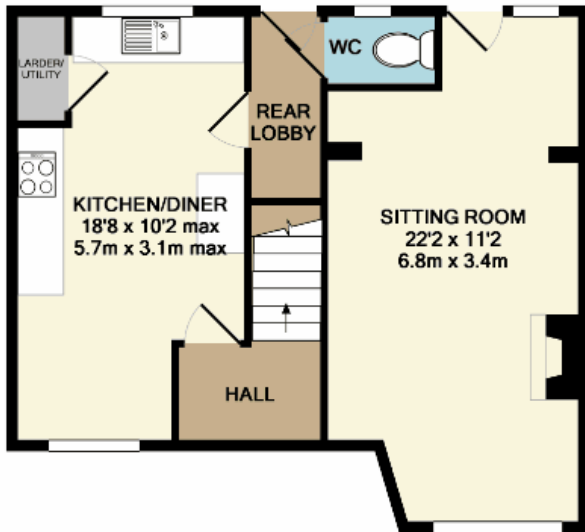
Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads

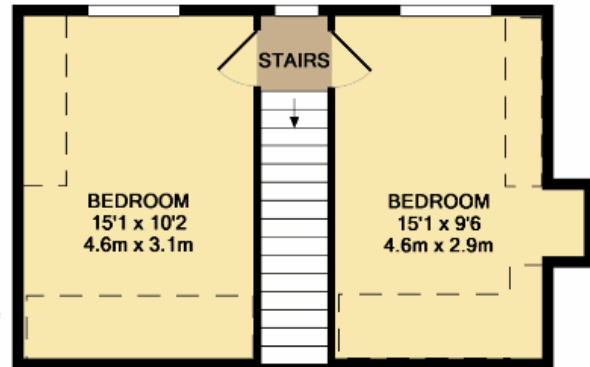
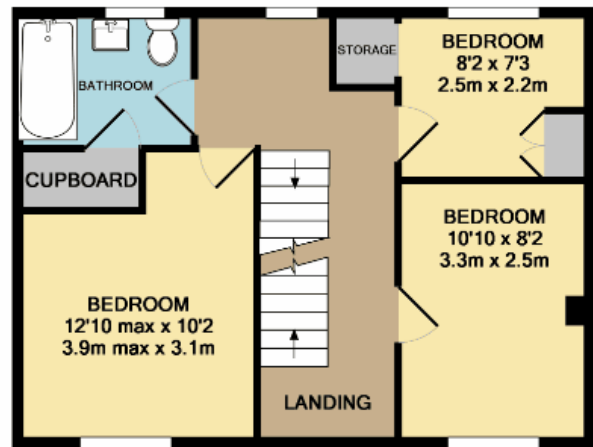


Nearest Schools

- Wookey
- Wells



GROUND FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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