



 3  3  1 EPC D

£250,000 Freehold

5 Henley Lane,
Wookey,
Nr Wells, BA5 1JN

**COOPER
AND
TANNER**



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Description

An extended three bedroom semi-detached family home set within the heart of Wookey with parking and backing onto open fields. The property has been improved by the current owner but still offers scope for a new purchaser to improve and mark their own stamp if desired.

Upon entering the house is an entrance hall, with wooden flooring, leading into the spacious kitchen/dining room. The dining area features a brick faced wall and chimney breast with range cooker, bespoke display cabinets and ample space for a dining table to accommodate eight people. The dining area is open to the kitchen via an archway, the kitchen comprises a range of wall and base units, ample work surface space, space for a freestanding electric oven and hob, plumbing for a dishwasher and lovely views overlooking the gardens and fields beyond. A utility room can be found off the kitchen which has the plumbing for a washing machine, a sink and drainer units, a separate w/c and door out to the side of the house. The sitting room is situated at the front of the house with wood flooring and fireplace with electric fire in situ, a new chimney liner would allow a new purchaser to install a wood burner if desired. Completing the ground floor is a home office which looks out to the front of the house, this room could equally be used as an additional single bedroom if needed.

To the first floor is a spacious landing with views looking out over open countryside. At the front of the house are two generous double bedrooms with one having the benefit of a dual aspect and fitted wardrobe. A further bedroom, a good sized single, and family bathroom complete the first floor. The bathroom features a bath with shower above, toilet, wash hand basin and walk in airing cupboard.

Outside

Approaching the property from Henley Lane is a parking area for two cars with a lawned area and steps to the front door. Access can

be had to the rear garden via the side of the house through a small wooden gate. The rear garden features a lovely patio area, perfect for outside furniture and entertaining with borders of shrubs, bushes, and flower beds. The main part of the garden is laid to lawn with a decked seating area looking over the fields. A summer house provides an additional seating area with a further wooden shed for storage.

Location

Wookey 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 on your left.

REF:WELJAT230119

Local Information Wells

Local Council: Mendip

Council Tax Band: B

Heating: Oil fired central heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



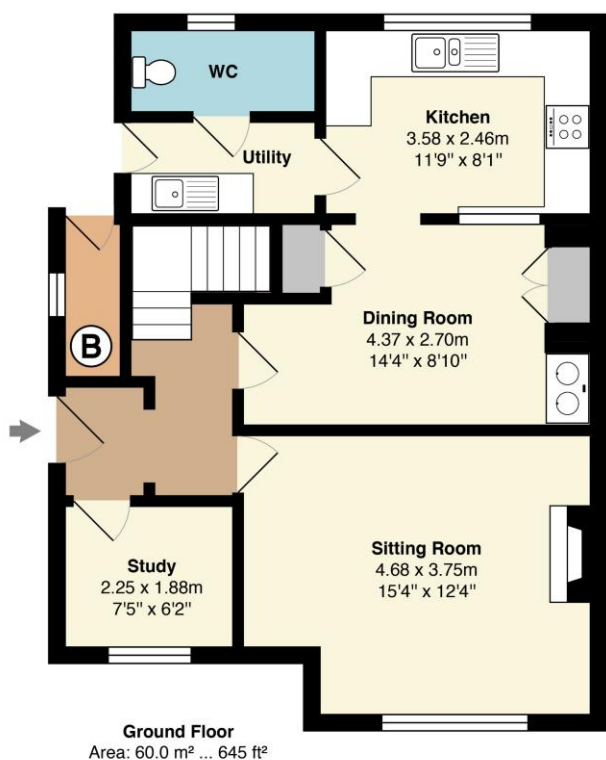
Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads

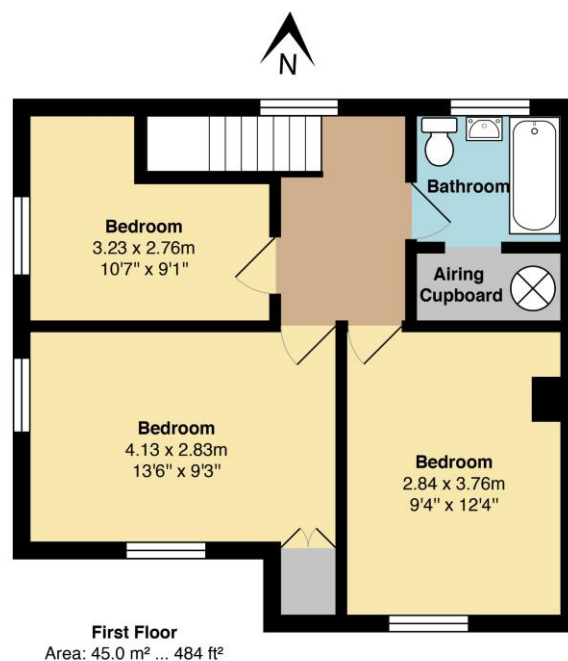


Nearest Schools

- Wookey
- Wells



5 Henley Lane, Wookey



Approximate gross internal floor area - 105 m² / 1,129 ft²

Whilst every attempt has been made to ensure the accuracy of this floor plan, 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. All room measurements are maximum dimensions.



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