



Ellesmere, 42 Wells Road, Wookey Hole, Nr Wells, BA5 1DN

£625,000 Freehold

COOPER
AND
TANNER



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Description

An exceptional detached family home set on the fringes of Wells with stunning countryside views. The property was built in the 1950's and has been transformed by the current owners in 2013 with a large extension, new electrics, heating system and roof whilst still retaining original features like the exposed wooden floors. Currently laid out as three double bedrooms, two of which having large dressing areas and ensuites but offers scope to change the layout to create into a four bedroom home if desired.

Upon entering the house is a light and airy entrance hall leading into a spacious kitchen. The kitchen comprises a range of wall and base units topped with ample work surface space, a built-in dishwasher, range cooker, space for an American style fridge/freezer, built-in wine rack and incredible countryside views to the front of the house. Adjoining the kitchen is the utility room with a sink, plumbing for white goods beneath, a w/c with wash hand basin and a door leading out to the garden. Adjacent to the kitchen is the dining room, a comfortable room with french doors out to the garden and a wood burner as the focal point. The sitting room features a woodburner, picture rails and a bay window with a door opening out to the gardens.

To the first floor is the master bedroom, a marvellous room of large proportions featuring a bay window with stunning views. It also has a large walk-in dressing room, again with countryside views, along with a full ensuite with a bath, separate shower, toilet, wash hand basin with storage and heated towel rail. A second suite is situated at the front of the house with splendid views, a dressing area and ensuite shower room. The third double looks out over the garden and has the benefit of built-in wardrobes. The family bathroom comprises a bath with shower above, toilet and wash hand basin.

Outside

A driveway to the front provides parking for three cars leading to a larger than average single garage with electric roller door, lighting and a door opening out to the garden. This has scope to be created into additional living accommodation if desired. The south west facing garden to the rear is mainly laid to lawn with a variety of shrubs, bushes, flowers and mature trees. An area of gravel at the rear of the property is a perfect space for outside furniture and entertaining with doors opening from both the sitting and dining room. Situated at the foot of the garden is a wooden storage shed with power along with a wood shed behind.









Outside (continued)

A recent addition to the garden is a beautifully finished BBQ lodge with built-in BBQ or easily converts for use as a log burner. Set on a concrete base, the lodge is a versatile entertaining and relaxing space, perfect for family gatherings. The built-in seating around the lodge can also be made into beds. Its features mains electric, telephone, television and internet facilities, great for a teenage den, for parties or for using as a work from home office.

Location

The village of Wookey Hole is situated approximately two miles from the Cathedral City of Wells. It boasts an excellent public house and the famous Wookey Hole Caves. Numerous walks through the beautiful Somerset countryside can be accessed from the village

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, two churches and both primary and secondary state schools. There are also many

highly-regarded independent schools (Prep & 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 is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

Directions

From Wells take the road to Wookey Hole. Continue for approx. 1 mile. As you leave Wells the road bears round to the right (with a road leading off to the left signposted Haybridge and Glencot). Continue on the main Wookey Hole Road and the property is the sixth property on your left after the corner.

REF:WELJAT03022020



Local Information Wells

Local Council: Mendip District Council

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

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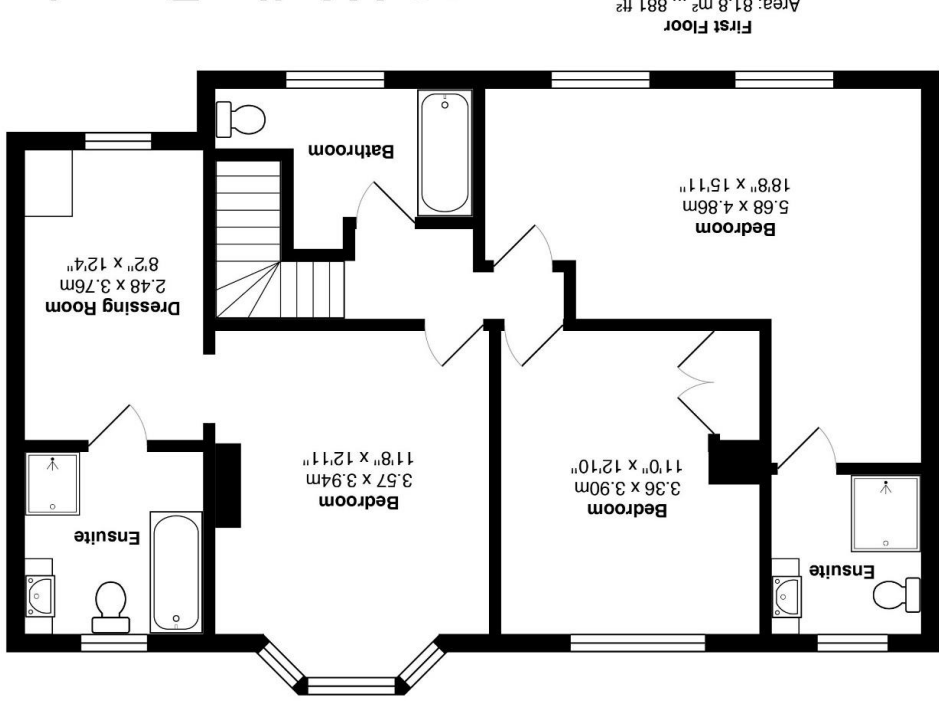
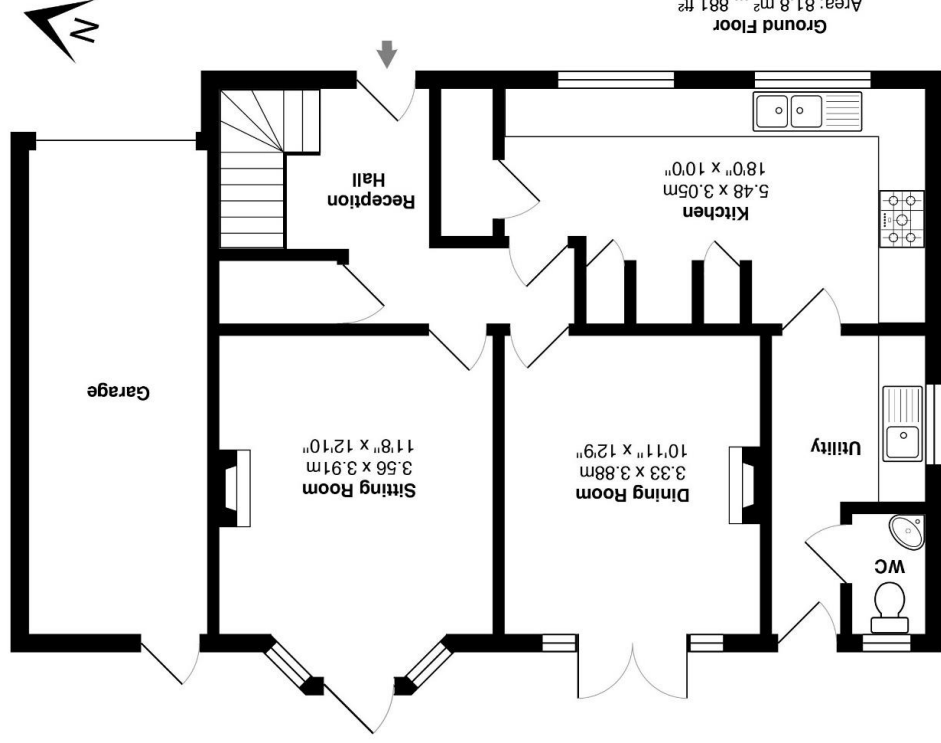
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Approximate gross internal floor area - 149 m² / 1,604 ft² (excluding Garage)

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 guarantee as to their operability or efficiency can be given. All room measurements are maximum dimensions. 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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