



30 Wells Road, Wookey Hole, Nr Wells, BA5 1DN

OIRO £675,000 Freehold

**COOPER
AND
TANNER**



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Description

A spacious and versatile five bedroom detached family house with stunning views on the outskirts of Wells. The property was built in the 1930's and has been adapted to create a perfect space for either joint generation living/a potential income or changed to create one large family home.

Set between Wells and Wookey Hole the house has breath-taking views for upwards of 25 miles over the manicured gardens and to the countryside in the distance. The house has been split in two with both having a kitchen/dining room and reception room each, one having three bedrooms and the other having two.

Upon entering the property is a generous entrance hall with under stairs storage leading through into the kitchen/dining room. The kitchen has an array of units, a double oven, gas hob, space and plumbing for white goods, ample space for a dining table and a lovely view over the garden. The sitting room is 'L' shape allowing for a large triple aspect sitting area and ample space for a play area or formal dining table. The room has a bay window to the front, a gas fireplace and sliding door onto the decking area and into the garden.

A door connects both parts of the house together on the ground floor from the kitchen into an inner hallway with w/c. The most recent addition to the house has been a

rear extension creating a marvellous and extensive kitchen/dining room with a central island and breath-taking views from the dining area. The kitchen has been designed to a high specification with wall and base units with kick board lights and granite work surfaces, a range cooker, built in dishwasher, space for an American fridge/freezer along with ample space for a ten to twelve seat dining table. The room features a wall of glass designed to enjoy the views along with French doors onto the decking which wraps around the house. The sitting room has a bay window and a gas fire as the focal point. A separate entrance hall gives access to the front allowing independent living for both sides of the house.

Two staircases rise to the first floor which are completely separate, one giving access to three bedrooms and the other giving access to two bedrooms. The first floor could be knocked through if needed. The master bedroom features an incredible vaulted ceiling with a triple aspect views over countryside, large built in storage along with an en-suite shower room. Adjoining the master bedroom is a further bedroom, a good size single and an exquisite bathroom with beautiful roll top bath.

A further bedroom benefits from a dual aspect and ensuite shower room with two more bedrooms having countryside views, one towards Wells and the other over the garden and countryside beyond. The family









Outside

A paved driveway comfortably provides parking for three or four vehicles with a walled front garden, laid to lawn with a variety of shrubs and plants. Access can be had on both sides of the property for ease of maintenance. Running at the rear of the house an area of decking which is a perfect space for outside furniture and entertaining. The majority of the garden is laid to lawn with an array of shrubs, bushes, borders, trees and several seating areas. A wooden shed and summer house provide extra storage. The ground slopes very gradually away opening up the views over the stunning Somerset countryside from an elevated perspective.

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.

The picturesque City of Wells is located in the Mendip district of Somerset, 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 a little further along on the left.

REF:WEUJAT180418



Local Information Wells

Local Council: Mendip

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

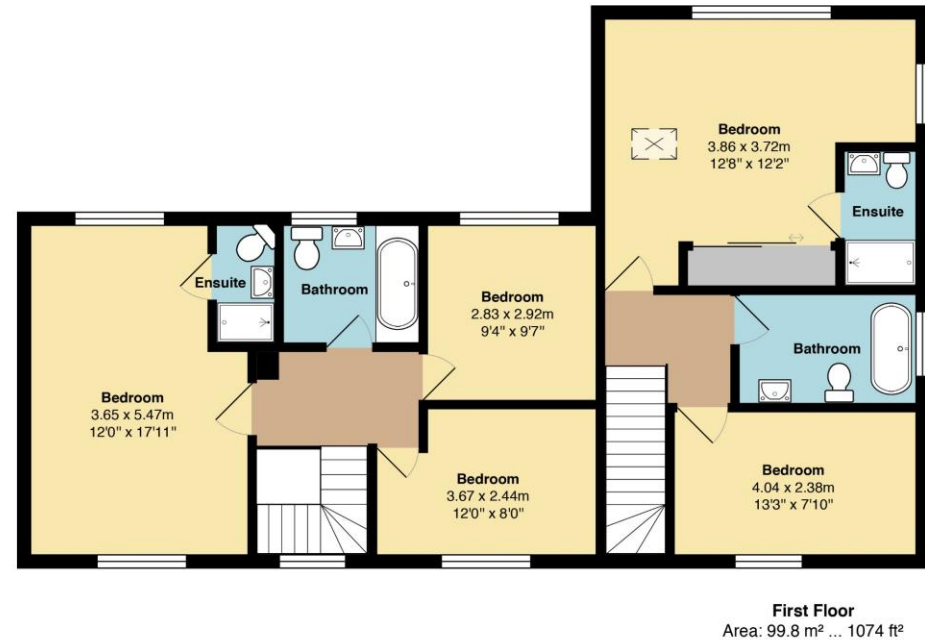
- Castle Cary
- Bath Spa & Bristol Temple Meads



Nearest Schools

- Wells
- Wookey

30 Wells Road, Wookey Hole



Approximate gross internal floor area - 220.3 m² / 2,371 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.

WELLS OFFICE

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

