



£425,000

At a glance...



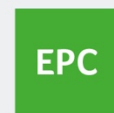
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**holland
& odam**

2 The Chilterns
Wookey Hole
Wells
Somerset
BA5 1BS

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for Wookey Hole via Wookey Hole Road. Follow the road into the village. The property can be found along a small lane to the right hand side of the Wookey Hole Inn.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system downstairs and electric heating upstairs

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Wookey Hole is a thriving village within a short drive of Wells with popular pub, village club and, of course, the famous Wookey Hole Caves. The countryside around the village is classed as an area of outstanding natural beauty. Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close (reputed to be the oldest surviving residential street in Europe).

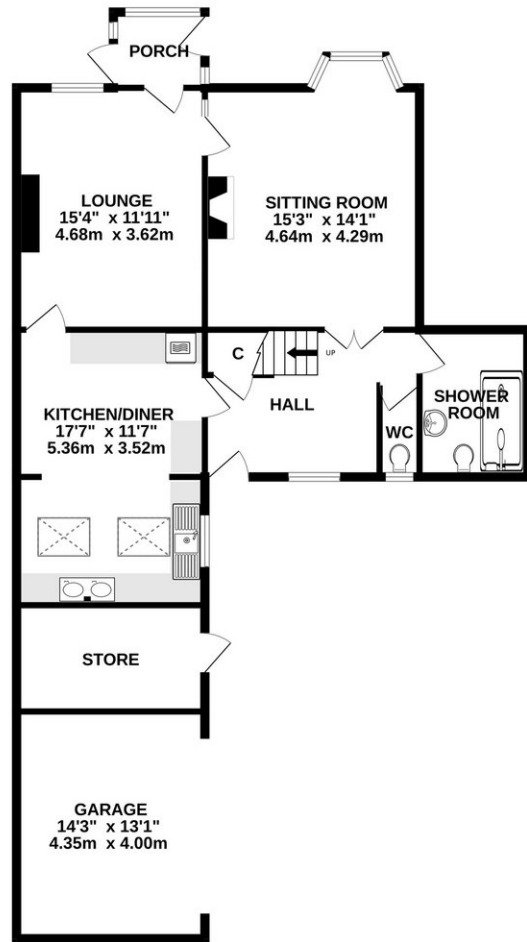
Insight

A deceptively spacious property with large garden and off road parking set in the popular village of Wookey Hole. Originally part of a formal Georgian house it has been extended over the years to create a unique home.

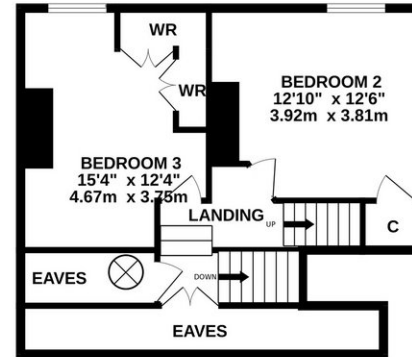
- Three double bedrooms with two having built in storage
- Large Kitchen / dining area with two skylights
- Two good size reception rooms with high ceilings and one having a lovely open fireplace
- Useful outside store and an open garage along with off road parking
- Owned solar panels producing electricity and a small income along with further solar tubes for hot water
- Large courtyard to the front with a generous rear garden benefitting from having a southerly aspect. Various fruit trees and an open area of lawn along with vegetable patch and small pond
- Downstairs shower room with WC along with another separate WC
- Scope for a new owner to put their own stamp on
- Access to miles of countryside walks on the doorstep including Ebbor Gorge



GROUND FLOOR
1076 sq.ft. (99.9 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



2ND FLOOR
204 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 1790 sq.ft. (166.3 sq.m.) approx.

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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