Description
A delightful three double bedroom period family home set within the popular village of Wookey Hole with breathtaking views towards the Mendip Hills. The property has been within the family since 1959 and would now benefit from updating and modernising along with being offered with no onward chain. The house is deceptive in size and still offers potential to create further accommodation with the stone built barn adjacent, subject to obtaining planning.

On entering the property is a light entrance hall leading into the front sitting room with a lovely aspect over the front gardens and open fireplace. The family room features a brick built fireplace with wooden mantelpiece and bespoke cabinets either side of the chimney breast. A cupboard under the stairs reveals a hatch to the cellar, an area which runs the length and width of the family room and the sitting room which could be lined and used to create extra storage. Currently the main bathroom is on the ground floor and comprises a bath with shower above, toilet, wash hand basin and storage cupboards. The kitchen/dining room is open plan and features a range of wall and base units, a double oven, gas hob, space for fridge/freezer and washing machine along with a door leading to the parking area and side of the house. The dining area can comfortably accommodate a table for six to eight people. To the first floor are two generous double bedrooms, one of which looking over the gardens and the Mendip Hills and the other looking over open countryside and towards Glastonbury Tor. Currently there is a w/c upstairs but there is potential to create a bathroom or shower room upstairs with some alterations. A further staircase rises to the second floor which features a large double bedroom with a dual aspect and stunning views overlooking miles of countryside and the Mendip Hills.

Outside
The front garden which has a footpath to the front door along with shrubs and trees is enclosed by brick and stone walling with a wrought iron pedestrian gate onto Milton Lane. A further entrance provides access to the parking area which accommodates three cars with the potential to create more parking if required. Adjacent to the house is a stone built barn which currently is arranged as a car port, workshop with light and power along with a potting shed to the rear with access into the garden. The barn offers huge potential to create into ancillary accommodation subject to obtaining the necessary consents. An outside store room is attached to the house and provides an extra storage room for outside tools and bikes. The generous rear gardens are mainly laid to lawn with a variety of shrubs, bushes and trees along with a green house and summer house. A patio area provides a perfect space for outside furniture with several pathways lead from the patio to different secluded areas of the garden.

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. 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.

Tenure
Freehold

Heating
Gas central heating

Services
Mains drainage, water, gas and electricity are all connected.

Local Authority
Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Tel: 0300 303 8588

Council Tax
Band B

EPC Rating
Rating E

Viewing
Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

Directions
From Wells city centre follow signs to Wookey Hole. Pass Underwood Business Park on the right hand side and bear round to the right. Upon entering the village take the first right into Milton Lane, continue for approximately 120m and the property will found on the left hand side.

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