



Offers in the region of  
**£470,000**

*At a glance...*



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COUNCIL  
TAX

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**holland  
& odam**

Chapel Cottage  
Stocks Lane  
North Wootton  
Shepton Mallet  
Somerset  
BA4 4EP

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)



## Directions

From Wells take the first exit at the Sherston roundabout onto the East Somerset Way (A371). Pass Morrisons and go straight through the traffic lights. Take the next turning right and follow this road until you reach a T-junction. Turn left and follow this road into the village of North Wootton and at the end of the High Street turn left into Stocks Lane where the property can be found immediately in front of you. What Three Words ref:- ///craziest.fraction.pacemaker

## Services

Mains electricity and water are connected. Private drainage. Electric storage heaters with woodburning stove

## Local Authority

Somerset Council  
0300 1232224  
somerset.gov.uk

## Tenure

Freehold



## Location

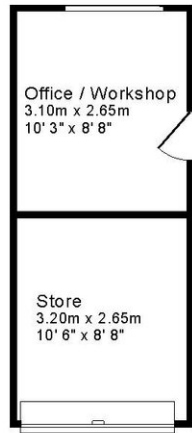
Set in a popular village well away from any main roads and conveniently placed for access to Wells, Shepton Mallet, Glastonbury and Street. The village offers a public house and village church with a village shop available in the nearby village of Pilton. North Wootton is surrounded by beautiful countryside with many local walks on the doorstep. 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. In addition there is a theatre and independent cinema. 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). Glastonbury is immersed in mystical legend and can offer a more alternative lifestyle for those seeking it. The town centre enjoys a good range of shops, supermarkets, restaurants, cafes, public houses and health centres. Bristol and Bath lie c.22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c.11 miles) as well as Bristol and Bath. Bristol International Airport is c.15 miles to the north-west. There are many good local schools within the area both primary and secondary including the well known private schools Millfield, Wells Cathedral and Downside.

## Insight

A beautiful converted detached chapel set in the desirable village of North Wootton. With two large double bedrooms, spacious sitting room and driveway parking. The property has a lovely cosy feel with plenty of charm and character.

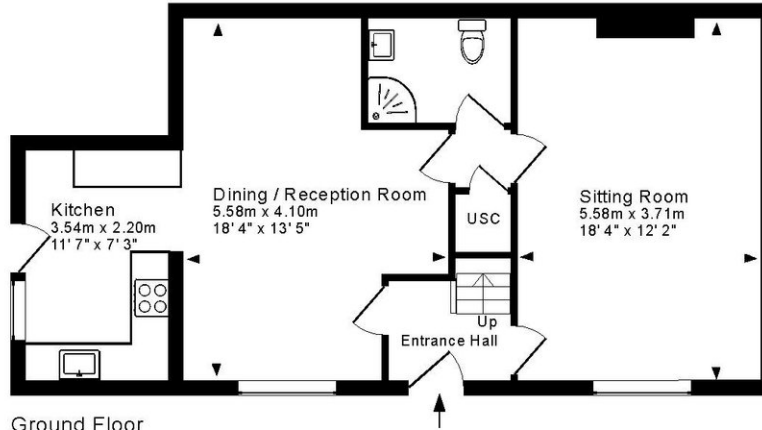
- Detached character property in lovely village setting with Kerb appeal
- Lovely, large, double aspect sitting room with "Jotul" woodburning stove
- Two large double bedrooms, both being double aspect with storage
- Two shower rooms, one upstairs and one downstairs
- Generous dining room with plenty of room for a sofa and large table and chairs
- Delightful South facing cottage garden, with two paved seating areas, mature shrubs and lawn
- Garage which has been divided to create storage room / workshop area with potential to be converted to an office
- Driveway parking for several vehicles
- No onward chain





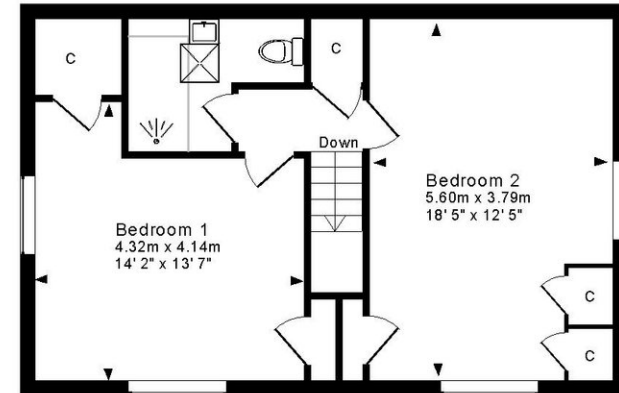
Outbuilding

For indicative purposes only.  
Drawing Number : 147-0757



Ground Floor

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First Floor

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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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