



£475,000

*At a glance...*



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**holland  
& odam**

Pear Tree Cottage  
Wookey  
Wells  
Somerset  
BA5 1LQ

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

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



## Directions

From Wells follow signs for A371 towards Cheddar and then the B3139 towards Burnham on Sea. Follow this road for approximately one mile passing the Burcott Inn and the property can be found on the right hand side with a For Sale board displayed.

## Services

Mains electricity, water and drainage are connected. Oil central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

Wookey is a popular village just 2 miles from Wells that enjoys three public houses, primary school, cafe and village shop. Wells is the smallest Cathedral city in England and offers a wide choice of shops and facilities including a particularly good range of schools (both state and private). 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. 19 miles to the north-west.

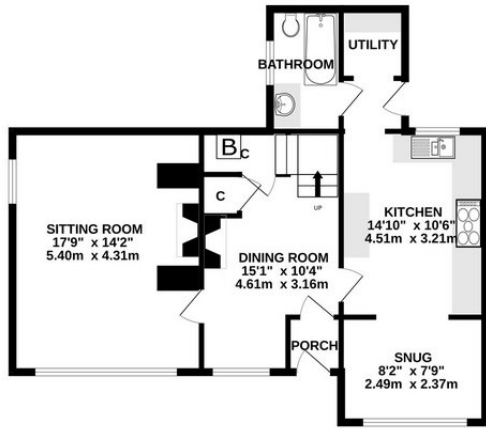
## Insight

A well presented four bedroom period cottage offering plenty of accommodation with ample character and charm. Enjoying a south facing aspect and views over open countryside the property also has a separate barn within its plot offering further potential (STPP).

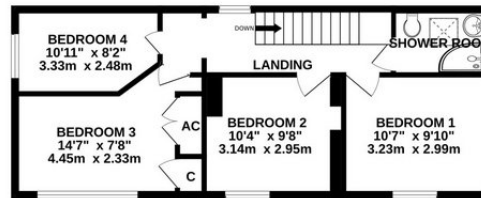
- Charming character cottage with period features
- Stunning inglenook fireplace with woodburner and bread oven in the spacious sitting room
- Recently updated kitchen with breakfast bar and stylish pull out larder offering plenty of storage along with space for white goods
- Dining room with a lovely feature fireplace
- Separate utility room
- Upstairs shower room and a downstairs bathroom
- Four bedrooms, three having countryside views to the front
- Separate barn / garage with potential for conversion subject to the necessary consents
- Off road parking with gardens to the the front and rear
- Popular village



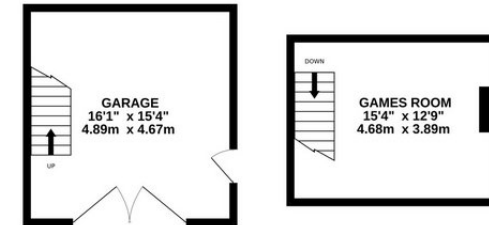
GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



GARAGE  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1642 sq.ft. (152.5 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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