



Guide Price
£675,000

At a glance...



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**holland
& odam**

Henley Cottage
Henley Lane
Wookey
Nr Wells
Somerset BA5 1AW

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From our Wells office take the A371 towards Cheddar. As you leave Wells and go down the hill through Haybridge, turn left at the small crossroads signed for Wookey and after approx 1/4 mile turn left through stone pillars. Follow the drive right to the end where the cottage will be found.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

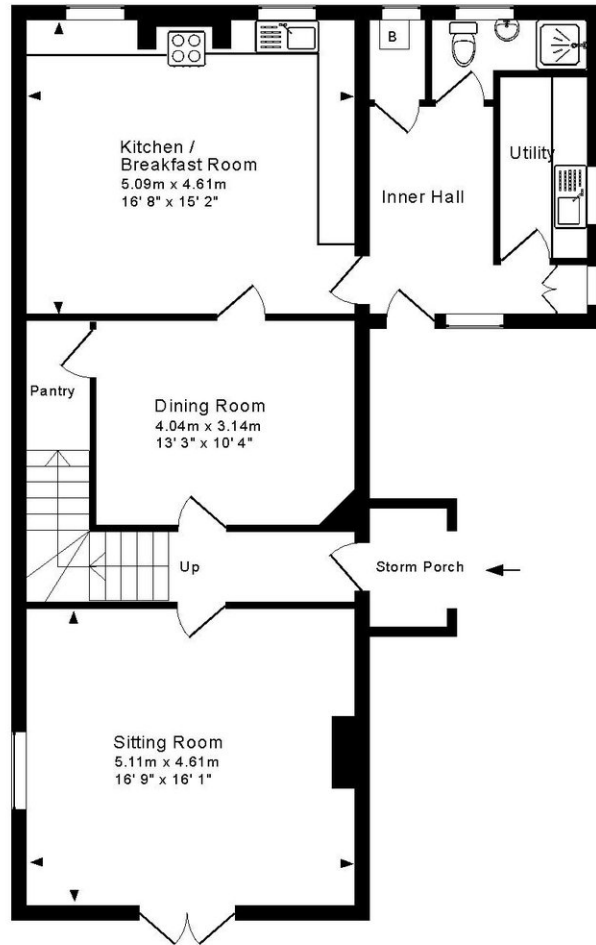
Wookey is a popular village just 2 miles from Wells that enjoys three public houses, primary school, cafe and village shop. Wells is the smallest Cathedral city in England and offers a wide choice of shops and facilities including a particularly good range of schools (both state and private). Bristol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

Set in an idyllic and peaceful location at the end of a private drive, is this substantial cottage with approx 0.65 acres of garden and land. Having three double bedrooms and ample living accommodation along with a range of outbuildings.

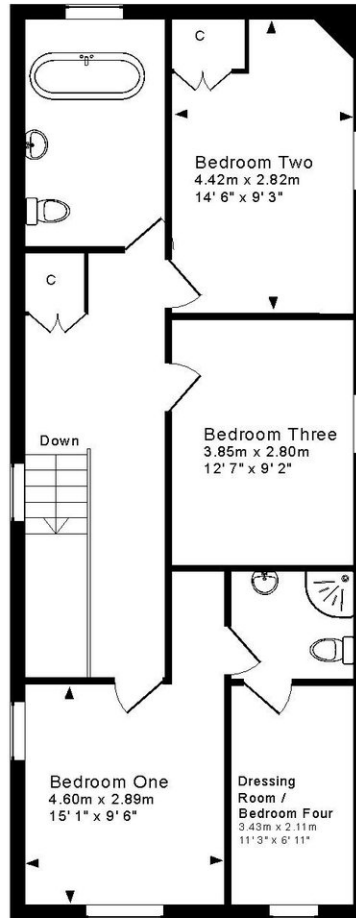
- Victorian semi-detached cottage set in a stunning location just outside the popular village of Wookey approached by a tree lined driveway
- Wooden sash windows, cast iron fireplaces and period features throughout
- Large country style kitchen
- Three double bedrooms one with ensuite shower room and large dressing room
- Parking for numerous vehicles with two garages, open barn, workshop, shed and a greenhouse
- Beautifully presented formal gardens with summerhouse and further area of lawn with a variety of mature trees
- Lovely entrance hall with quarry tiles leading to the utility room
- Stunning outlook from all rooms
- Potential to recreate a large principle bedroom



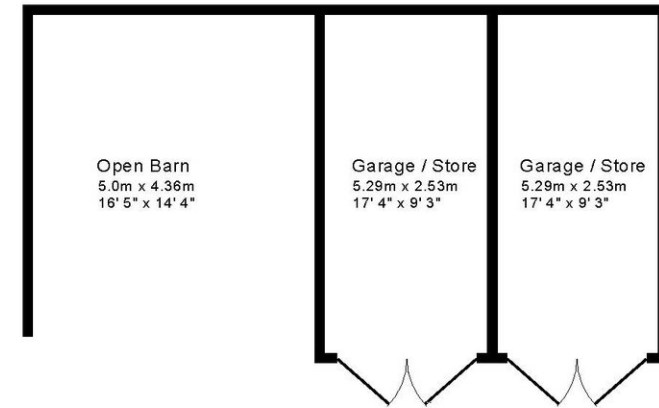


Ground Floor

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First Floor



Outbuildings

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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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