



£385,000

At a glance...



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**holland
& odam**

Hill End Cottage
West Horrington
Wells
Somerset
BA5 3ED

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre take the B3139 sign posted The Horringtons into St Thomas Street and continue into Bath Road. Continue along this road past Horrington primary school and fork left into West Horrington and follow the road passing the telephone box on the right. The property can be found towards the top of the village on the right hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
someset.gov.uk

Tenure

Freehold



Location

West Horrington is a pretty village on the north eastern outskirts of the city of Wells with a very popular primary school. Wells is c.1 mile to the south west and 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.

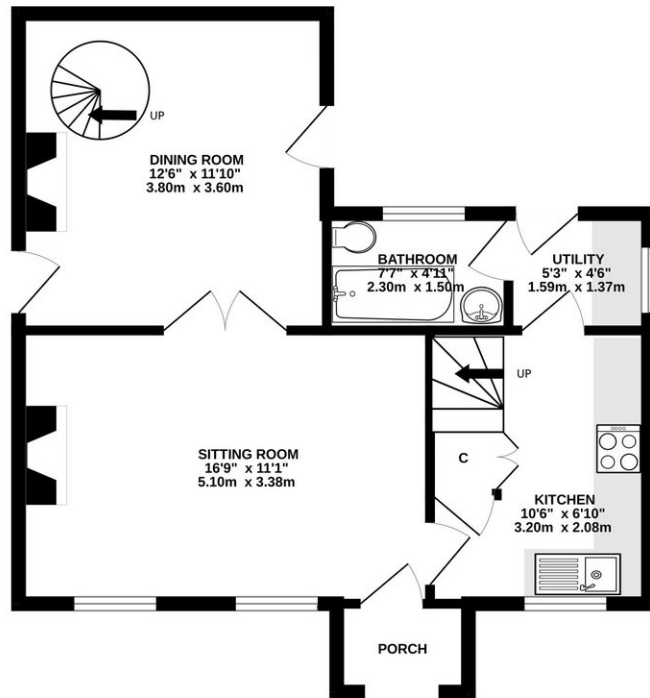
Insight

A detached cottage enjoying far reaching views to the front and being set in this quiet no through village. The property is full of period charm and features and has a deceptive amount of accommodation.

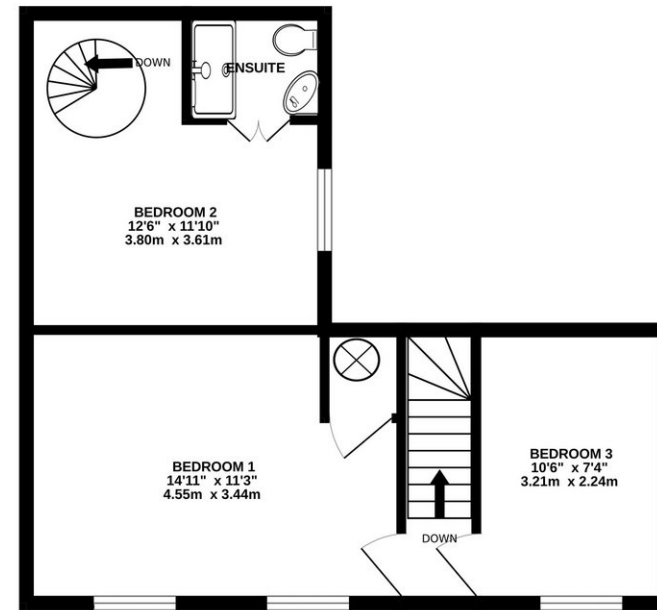
- Packed full of character with parquet flooring, window shutters and wooden beams
- Lovely far reaching views to the front
- Generous sitting room and separate dining room, both having woodburning stoves
- Refitted kitchen during present vendor's ownership with integrated fridge freezer, Belfast sink and oven with electric hob
- Three bedrooms, two being good size double rooms and one having an en suite shower room
- Downstairs bathroom and utility area
- Small rear courtyard garden and attractive flower beds to the rear along with well kept frontage
- Stunning countryside walks on the doorstep



GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 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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