

LAUREL & WYLDE

E S T A T E A G E N T S



Pear Tree Cottage Wells Road, Wookey, BA5 1LQ £440,000

*** HUGE OFFERING FOR THE MONEY *** VENDORS ARE EXTREMELY MOTIVATED TO SELL AND HAVE NOW DROPPED THE PRICE BY £45,000! *** JUST UNDER 1,800 SQ/FT OF SPACE / ACCOMMODATION *** FABULOUS STONE OUTBUILDING WITH GARAGE / WORKSHOP & UPSTAIRS GYM / BAR / ENTERTAINING ROOM *** FRONT AND REAR GARDENS *** LARGE LIVING ROOM WITH INGLENOOK FIREPLACE AND KITCHEN / FAMILY ROOM *** SPACIOUS DINING HALL *** OFFICE / PLAY ROOM OFF THE KITCHEN / FAMILY ROOM *** UTILITY ROOM *** DOWNSTAIRS BATHROOM AND UPSTAIRS SHOWER ROOM *** FOUR BEDROOMS ***

Entrance Porch

Accessed through a wooden glazed door with tiled effect vinyl flooring, radiator, wooden obscure glazed door into the main dining hall.



log burner, original bread oven, wooden beam over, flagstone hearth.



Dining Room

A front aspect room with a wooden double glazed window, two wall light points, stairs leading to first floor landing, wood effect vinyl flooring, doors to living room and Kitchen/Breakfast room, feature original fireplace (currently blocked off).



Kitchen/Breakfast Room

A rear aspect room with wooden double glazed window, original ceiling beams, ceiling spotlights, tiled flooring, steps up to the rear hallway with an opening to the playroom/snug. Kitchen has been fitted with a range of base and eye level units with wooden square edge work surfaces, breakfast bar/island with seating space for at least four people, there is space for a tall fridge freezer, space and gas point for large range cooker, space and plumbing for dishwasher, ceramic sink.



Sitting Room

A good sized front and side aspect room with wooden double glazed windows, exposed original ceiling beams, radiator, wall light points, a fabulous stone built inglenook style fireplace with a floor standing cast iron



Snug

A front aspect room with wooden double glazed window, exposed ceiling beam, wall light and radiator.

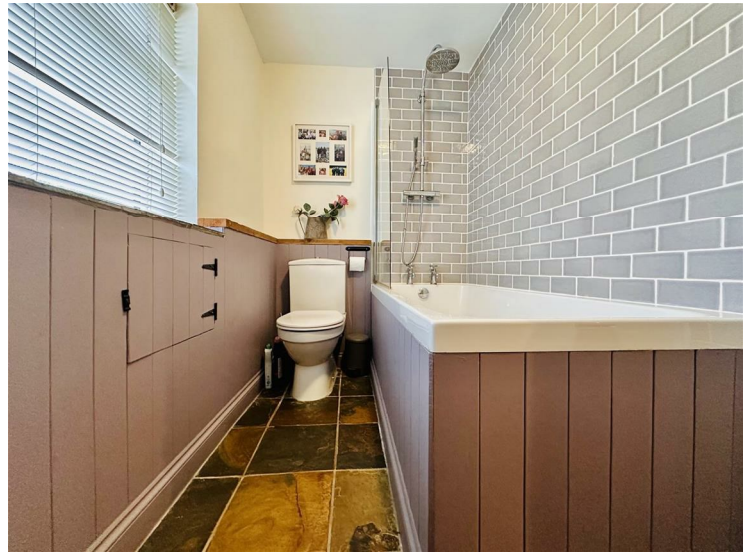


Rear Hallway

Ceiling spotlight, tiled flooring, wooden glazed stable door leading out to the rear garden, opening through to the Utility room with a door through to the family bathroom.

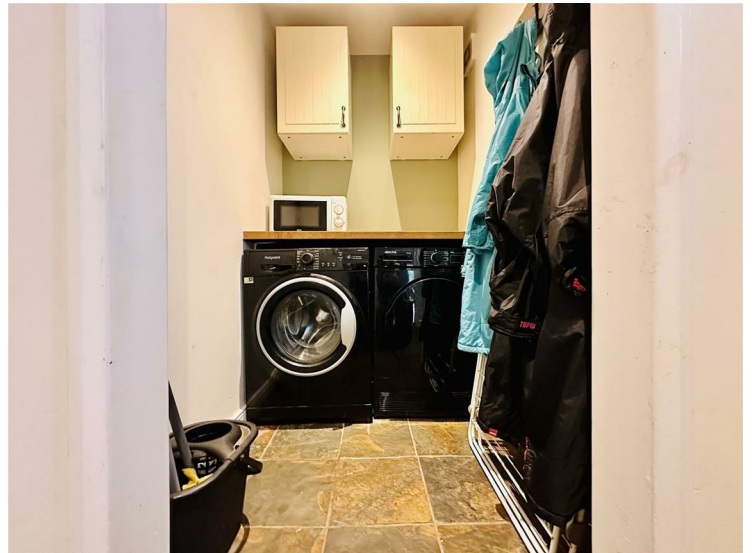
Family Bathroom

A side aspect room with an obscure UPVC double glazed window, ceiling light, tiled flooring, heated towel rail, low wc, timber built vanity stand with wash basin, chrome mixer tap, panel enclosed bath with twin taps, tiled walls, glazed screen, wall mounted handheld and overhead mains shower.



Utility Area

Ceiling spotlight, tiled flooring, two eye level units, extractor fan, wooden square edge work surfaces with space for washing machine and tumble dryer underneath.



Landing

With a side aspect obscure wooden glazed window, exposed ceiling beams, ceiling spotlights, loft hatch giving access to roof space.

Bedroom One

A front aspect room with a UPVC double glazed window, ceiling light, radiator, loft hatch.



Bedroom Two

Another front aspect room with UPVC double glazed window, wall lights, radiator.



Shower Room

A rear aspect room with a wooden double glazed Velux roof light, ceiling spotlights, wood effect tiled flooring, chrome heated towel rail, wash hand basin, good sized step in corner shower enclosure with wall mounted mains shower system over.



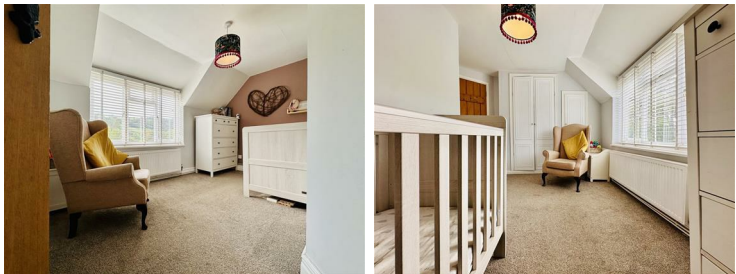
Bedroom Three

A front aspect room with wooden double glazed windows, ceiling light, radiator, built in wardrobes.



Rear Garden

Has been laid for low maintenance, to a mixture of decking and astro turf, stone built raised flower and shrub bed, enclosed timber built area with gated access for oil tank.



Bedroom Four

A side aspect room with a UPVC double glazed window, ceiling spotlights, radiator.



To The Front of The Property

Two garden areas, one laid to lawn and one laid to shingle stone with alfresco dining area, concrete walk

way between the two gardens and concrete walkway along the front of the property to the driveway and outbuilding. Parking for at least two/three large vehicles, leads to the side of the property which has a log store, gated access to the rear garden and door to the out building.



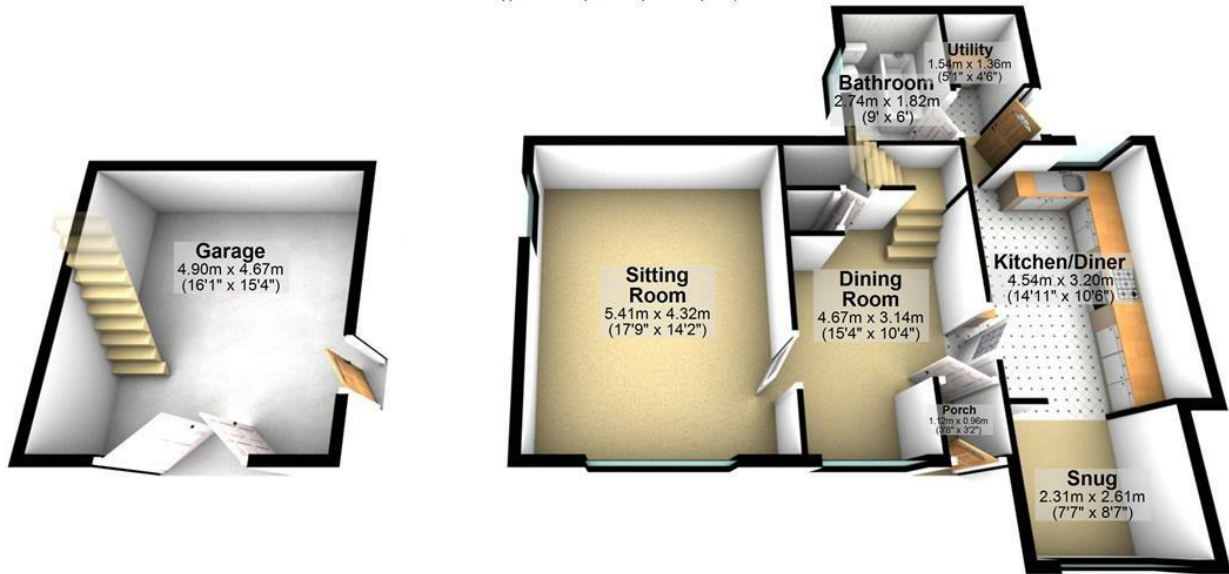
Garage/Games Room

Is a fabulous opportunity, stone built building, with two large wooden entrance doors, power, lighting, and stairs leading to a first floor entertainment room, this area has seating space, bar area, power, lighting, front aspect UPVC double glazed window, this area could be used as a studio also, home office or such like.



Ground Floor

Approx. 94.8 sq. metres (1019.9 sq. feet)



First Floor

Approx. 71.9 sq. metres (773.6 sq. feet)



Total area: approx. 166.6 sq. metres (1793.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	55	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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