



Wet Lane, Draycott
£495,000



debbie fortune
ESTATE AGENTS
www.debbiefortune.co.uk



Bedrooms: 3

Bathrooms: 1

Receptions: 2

A spacious and well-proportioned three-bedroom detached bungalow, enjoying a peaceful elevated position with wonderful countryside views. Minden offers generous accommodation, excellent outside space and a fantastic opportunity for the new owner to personalise and modernise the property to their own taste.

The property is approached via a welcoming porch and benefits from ample driveway parking, providing space for multiple vehicles, along with a substantial double garage. Internally, the accommodation is well laid out and offers excellent versatility, with the potential to create a truly wonderful home.

The kitchen/diner provides a generous space with plenty of worktop area and storage, with a useful utility room located just off the kitchen and a separate WC. The spacious sitting room is complemented by an additional reception room, which benefits from French doors opening onto the garden and provides a lovely connection with the outdoor space.



There are three well-proportioned bedrooms and a bathroom fitted with a walk-in shower. Whilst the property would benefit from some cosmetic updating, it has been well maintained and offers a superb opportunity for the next owner to introduce their own style without the need for major works.

The outside space is undoubtedly one of Minden's greatest assets. The large garden offers a private and peaceful setting, with plenty of room for entertaining, relaxing and enjoying the impressive countryside views. The elevated position creates a wonderful feeling of openness and tranquillity, while the quiet location adds to the appeal.

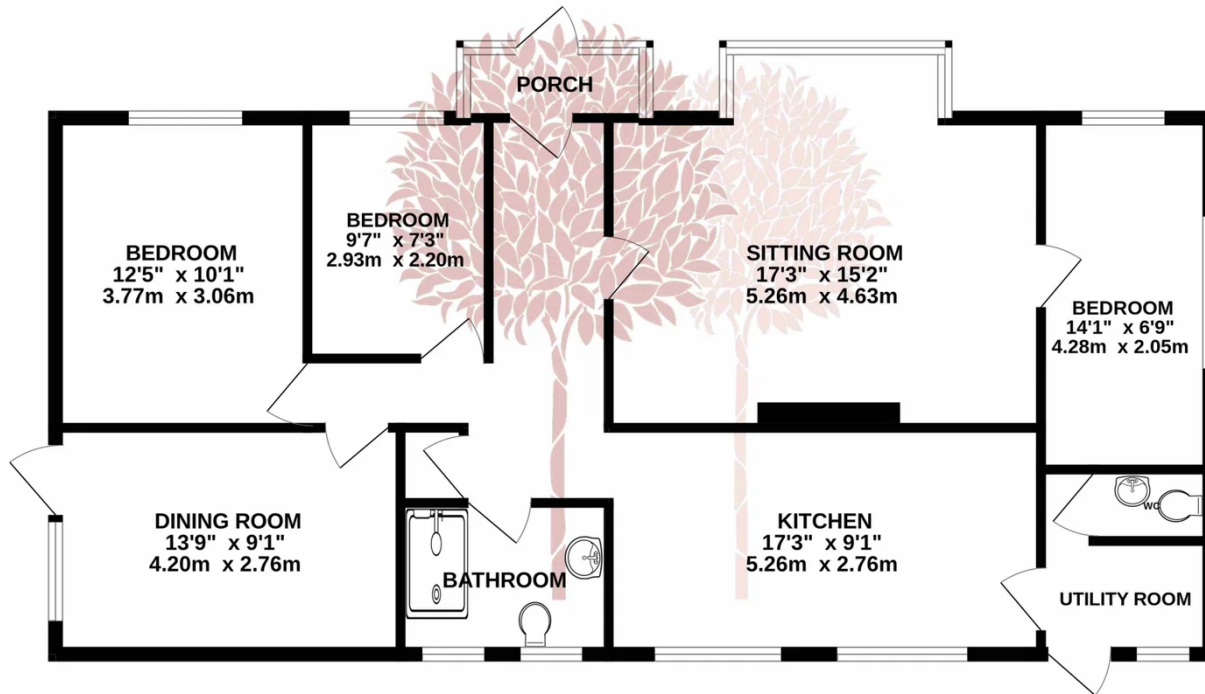
Further benefits include solar panels to the roof, helping with energy efficiency, and the rare advantage of a double garage alongside generous parking.

What we love about the property...

An excellent opportunity to acquire a spacious bungalow in a sought-after rural location, offering flexible accommodation, exceptional gardens and outstanding views, with the added benefit of scope to modernise and create a home tailored to individual tastes.



GROUND FLOOR
1028 sq.ft. (95.5 sq.m.) approx.



Situation: The village of Draycott is located in Somerset, on the Wells side of Cheddar, approximately seven miles from the cathedral city of Wells. It offers an unspoilt rural charm, with a mix of characterful housing including traditional cottages, bungalows, modern homes, and larger period properties that together create a distinctive village atmosphere. Local amenities include an first school, a popular community-run shop, and welcoming village pubs. A wider range of facilities can be found in nearby Cheddar, which also hosts Fairlands Middle School and The Kings of Wessex Academy for older students. Draycott is well placed for commuting, with Bristol 20 miles and Weston-super-Mare around 13 miles away, and the M5 motorway (junction 22) approximately 12 miles distant. Bristol Airport is also conveniently located about 12 miles to the north. For private education, the area is served by prestigious schools such as Millfield School in Street (around 12 miles away) and Wells Cathedral School (approximately 7 miles). The surrounding countryside is renowned for its natural beauty, with nearby attractions including the famous Cheddar Gorge and the historic city of Wells, both just a short drive away.

Directions: Proceed from Cheddar towards Wells along the A371 for approximately two miles until you reach the village of Draycott. Take the fourth turning right into Wet Lane and the property will be found a few houses down on your right hand side. What3Words: ///efficient.unrated.await

Material Information: This property operates on gas central heating. Council tax band: E EPC Rating: tbc

