





£650,000

To View:

Holland & Odam

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Energy
Rating

D

Council Tax Band D



Services

Mains electricity, gas, water and drainage are connected. Gas central heating system. Underfloor heating to the kitchen/living room (gas), bathroom and en suite (both electric).

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Wells city centre follow signs for Wookey Hole via Wookey Hole Road into Wells Road. The property can be found towards the end of the road on the right hand side just before you descend into the village.

Description

An immaculately maintained detached bungalow with stunning views over the surrounding countryside set on the edge of Wells and Wookey Hole. The property offers versatile accommodation with generous space and further scope to utilise the roof space (stpp) as well as a double garage and large garden.

A storm porch shelters a composite door leading into the hallway. To the right is a generous sitting room with a pair of bay windows enjoying far reaching views over the surrounding countryside with a feature electric fire at the end of the room.

To the left side of the hall are two double bedrooms (one of which is currently used as an office) and opposite is the master bedroom with a walk-in wardrobe (with light) and french doors out onto a patio area. This room has an en suite shower room with walk-in shower and enjoys electric underfloor heating. Adjacent is the family bathroom (also with electric underfloor heating) with a double-ended bath tub and walk-in shower.

Also off the hall is a useful utility room with sink and fitted units and a shelved airing cupboard with a door outside.

The final room is stunning- a large kitchen living room enjoying a double aspect with two sets of bi-folding doors giving you the opportunity to blend indoor and outdoor living. The kitchen area has extensive units with an island with dual sinks, integrated dishwasher and also providing seating. The vaulted ceiling has a mass of down lighters and adds to the light and airy feeling. There is plenty of space for a large table as well as soft seating. A really lovely space with underfloor heating via the gas boiler.

Location

Wookey Hole is a thriving village within a short drive or walk of Wells with popular pub, village club and, of course, the famous Wookey Hole Caves. The countryside around the village is classed as an area of outstanding natural beauty. Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close (reputed to be the oldest surviving residential street in Europe).

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.15 miles to the north-west. Of particular note is the variety of well-regarded schools in both the state and private sectors in Wells and the surrounding area.

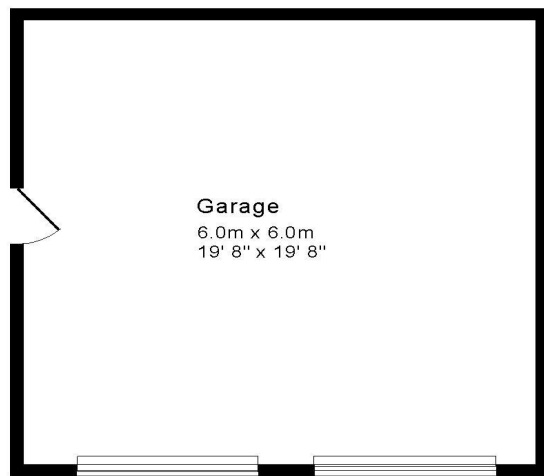




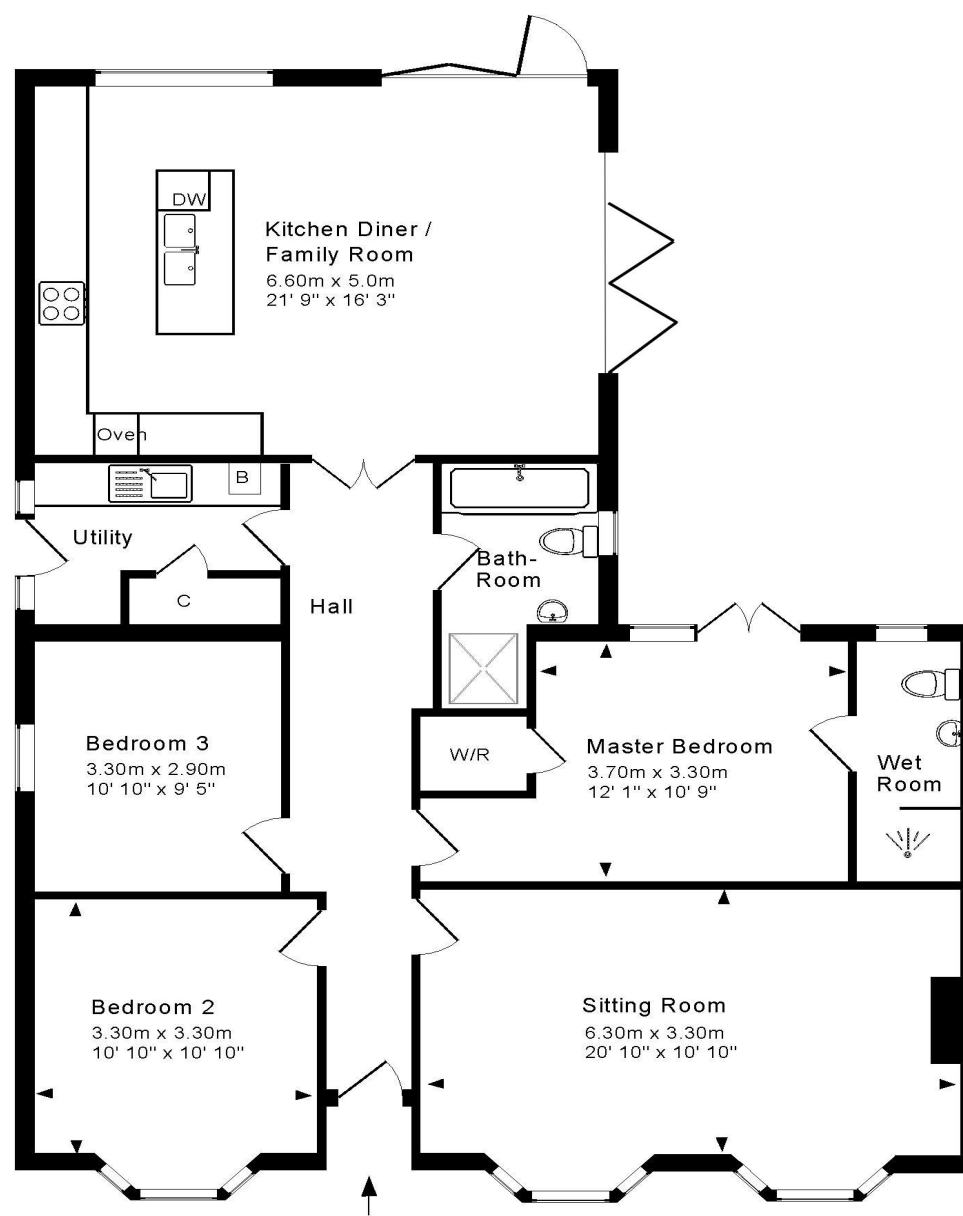
To the front of the property there is a brick paved driveway that leads to an area of hardstanding with a turning space and giving access to a detached double garage with twin shuttered remote controlled doors and with power and a side door. There is a lawned garden and the terrace to the front of the property provides a lovely space for sitting and watching the sun set. Far reaching views across the beautiful countryside. Gated access to the north side of the property gives plenty of space for bins and recycling and leads to the rear garden. This is mainly lawned with a large patio providing a lovely space to entertain and well connected to the kitchen living room. There is a further seating area on the upper lawn. Bounded by panel fencing the rear garden is secure for children and pets. The total plot extends to c.0.25 acres.

- Detached and extended bungalow in an elevated position with lovely views
- Versatile accommodation with scope to go into the roof space (stpp)
- Set in a plot of c.0.25 acres
- Double garage and plenty of parking
- Three bedrooms with the main bedroom having a walk-in wardrobe and en suite shower room
- In immaculate order throughout
- Set on the edge of Wookey Hole and within walking distance of Wells
- A particularly lovely kitchen living room with bi-fold doors onto the garden





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