



£365,000

*At a glance...*



3



2



2



B (Predicted)



TBC

**holland  
& odam**

Plot 2 Myrtle Barn, Milton Lane  
Wookey Hole  
Wells  
Somerset  
BA5 1DG

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

01749 671020

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)



## Directions

From Wells city centre follow signs for Wookey Hole via Wookey Hole Road. Follow this road into the village of Wookey Hole and take the turning on the right up Milton Lane. Continue to the top of the hill and the property can be found on the left hand side.

What3words ref: pastels.closet.emulating

## Services

Mains electricity, water and drainage are connected.  
Air Source heat pump..

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

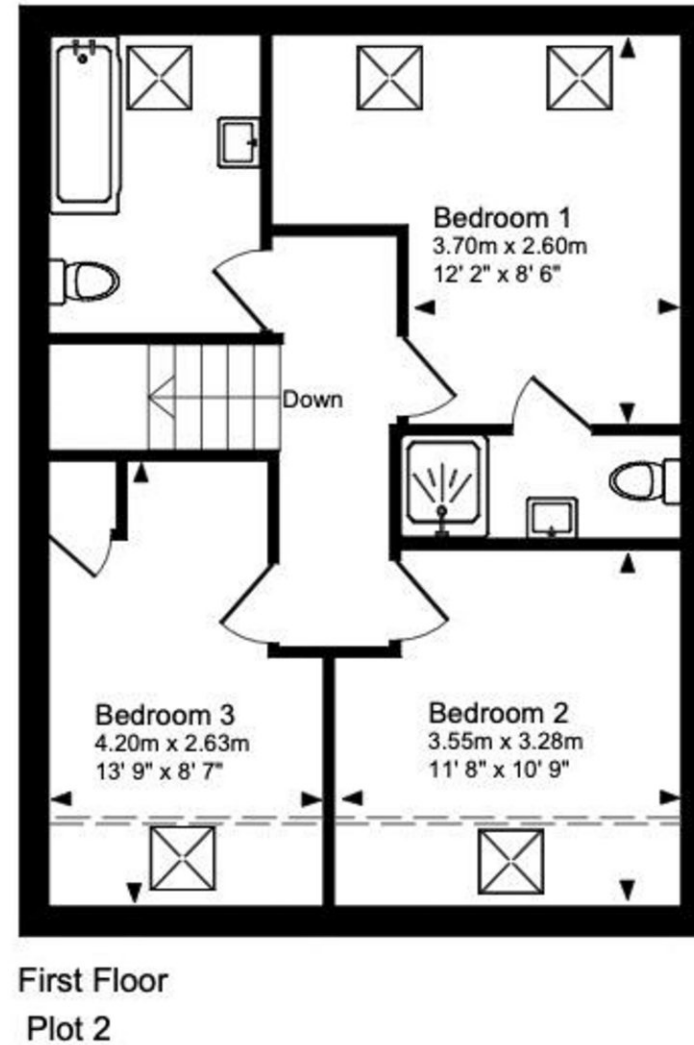
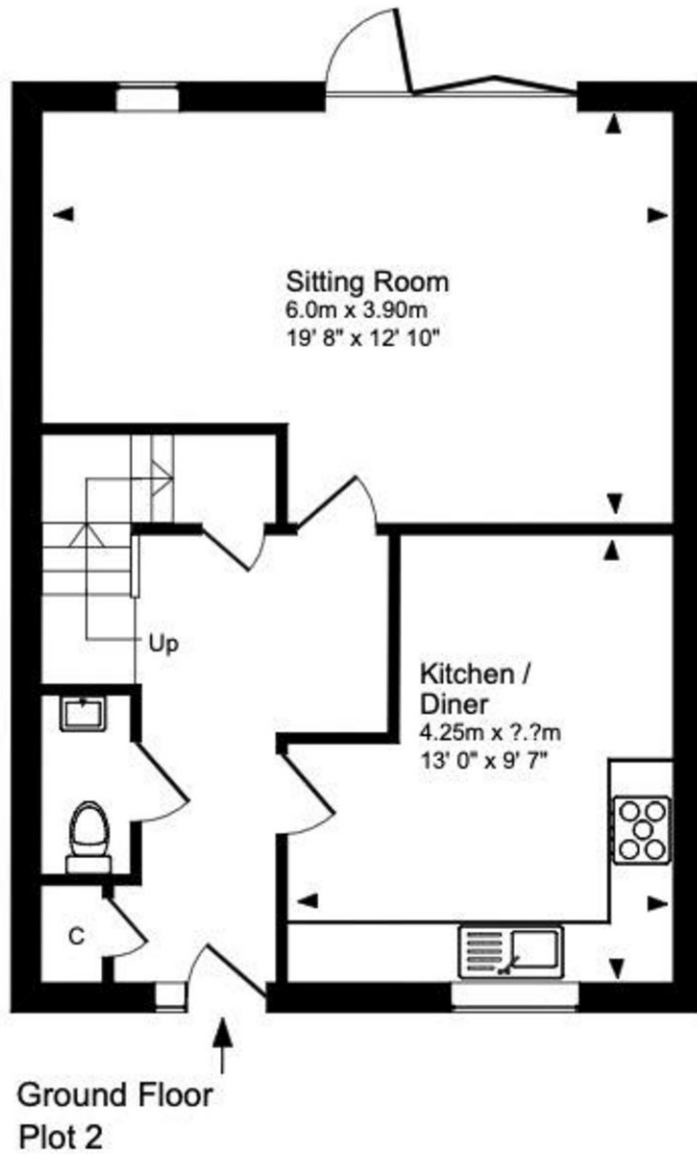
Wookey Hole is a thriving village within a short drive of Wells with popular pub, village club and, of course, the famous Wookey Hole Caves. The countryside around the village is classed as an area of outstanding natural beauty. Wells is the smallest city in England and offers a vibrant high street with 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). Other facilities include an independent cinema and theatre. 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.

## Insight

LAST ONE REMAINING! Set in an elevated position with views over the village and surrounding countryside this select development of four brand new properties has accommodation of 3 bedrooms, private gardens to the rear and allocated parking for two cars.

- 75% sold within this development of 4 properties
- 3 bedrooms (en suite shower room to the main bedroom)
- Stone faced and enjoying beautiful views over the village
- Private garden to the rear
- Air source heat pump supplying underfloor heating throughout the ground and first floor
- 10 year Buildzone structural warranty
- Set on the edge of the village with glorious views
- No onward chain with anticipated completion date late summer 2023





**DISCLAIMER**

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