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3 School Mews

Wells BA5 1BZ



- Rural popular village location very close to Wells
- Two bedroom mews style property
- Private courtyard garden
- Holiday let/pied a terre
- Designated parking for one car
- Fabulous walks on your doorstep

The Property

3 School Mews is an immaculate and appealing cottage in a quiet village setting with a lovely pub, church and glorious walks in the Mendip Hills on the doorstep. The rooms are light and comfortable and the house is extremely well maintained. Through the tiled hallway are two good sized bedrooms with lovely views over the surrounding hills and a family bathroom. Stairs lead down to a spacious and bright living/dining room with wooden floor and a modern, well-equipped kitchen area as well as a downstairs loo. Two large French doors lead outside to a very private sunny terrace bordered by a stone wall and fencing, perfect for drinks and dining and a lovely spot for growing potted plants and vegetables. The property benefits from double glazing, gas central heating and allocated parking space.

Situation Wookey Hole village, famous for its caves, is charming village surrounded by fields and hills, with many opportunities for walking and cycling. There is a church, a well regarded pub, a community hall with regular cinema nights. There's even a Land Rover wood-fired Pizza take away in the village. Wookey Hole is a short drive from Wells, the smallest Cathedral city in England, and offers all the usual amenities that you would expect in a small town including banks, doctors surgeries, dentists and a selection of primary schools and the excellent Blue School and Wells Cathedral school. The high street is vibrant with a small selection of the usual chain



stores plus a variety of independent shops and restaurants and pubs 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). The Wells festivals are increasing in popularity each year with the Literary Festival now taking place over two weeks and attracting big names in the literary world, the very well attended Food Festival and many regular Arts festivals. With both the Cathedral School and the Cathedral itself there are endless opportunities for musical concerts, plus there are regular shows and comedy nights in the Little Theatre. Both Bath (21 miles) and Bristol (22 miles) are within commuting distance and there is a main line railway station with links to London in Castle Cary 13 miles away. Street and Glastonbury are 20 minutes away and Bristol airport is an easy 30-minute drive. There are excellent state and Independent schools in the area including highly regarded primary schools in Wells, Wells Cathedral Prep, Millfield Prep and senior schools, the popular Wells Blue Secondary School, Wells Cathedral School, Downside School and All Hallows Preparatory School. Directions - BA5 1BZ. From the centre of Wells turn into Wookey Hole Road and follow signs to the Wookey Hole village. In the centre of the village after the pub and before the caves turn right up School Hill. 3 School Mews can be found at the top of the hill on the right.

Services - mains gas, electric and drainage

Council Tax Band C £1673

Local Authority Mendip District Council

Tenure Freehold

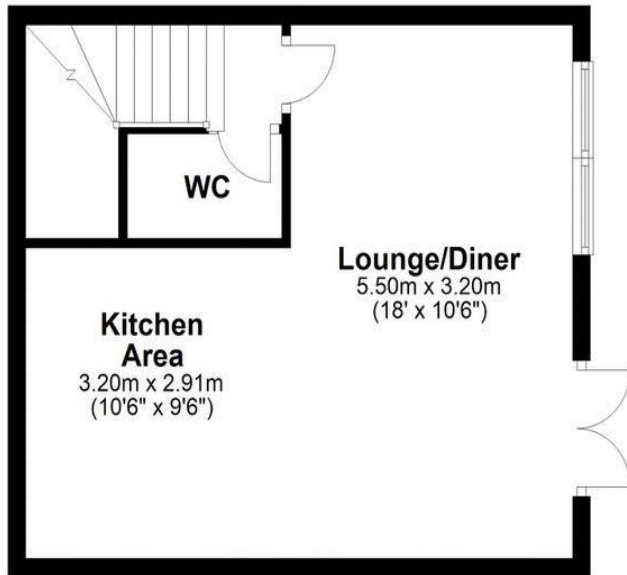
Viewing by appointment only Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular

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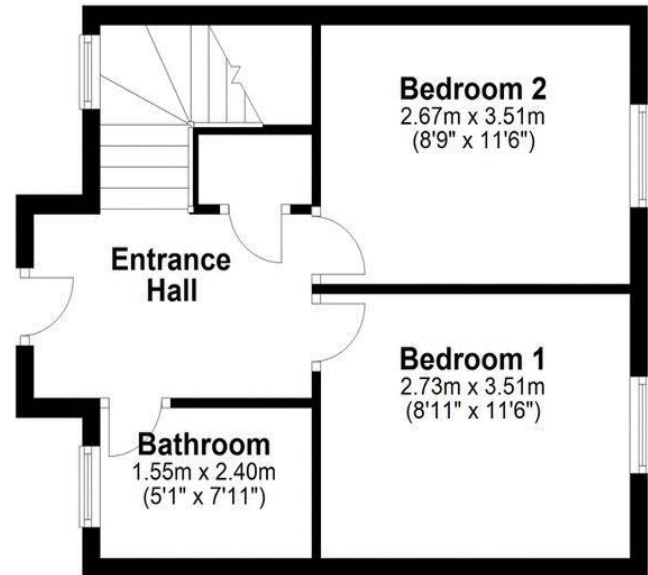
Ground Floor

Approx. 34.1 sq. metres (367.1 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.1 sq. feet)



Total area: approx. 68.6 sq. metres (738.2 sq. feet)

3 School Mews, Wookey Hole