



Hunters Lodge, Wells Road, Draycott, BS27 3ST

Guide Price £575,000

COOPER & TANNER
THE ART OF AGENCY

- Four/five bedrooms
- Versatile Split Level accommodation
- Breathtaking views
- Dual aspect sitting room
- Dining room
- Master en-suite
- Games room
- Study
- Annexe potential
- Parking for three/four cars
- Double garage

Viewing

Strictly through Cooper & Tanner
on 01749 676524

Hunters Lodge, Wells Road, Draycott, BS27 3ST

DESCRIPTION

Hunters Lodge, located in the popular village of Draycott is a beautiful four/five bedroom detached family home with versatile accommodation over two floors and breath-taking south facing views over open countryside. The house, built in 1994 was designed as a one off build to make the most of its surroundings, features a large balcony the width of the house to

make best use of the views. The accommodation comprises an entrance hall/galleried landing, dual aspect sitting room with exposed beams, large stone built feature gas fire and sliding doors opening out to the balcony. A formal dining room with a south facing aspect with double doors into the sitting room. The kitchen/breakfast room has a range of wall and base units, an electric oven



and ceramic hob. The utility room from the kitchen has units, extra storage and a door leading to the side of the house. Accessed from the main entrance hall is a w/c and snug with double wardrobes which could easily be made into a further guest bedroom. To the lower level are three double bedrooms all having built in wardrobes and the master having an ensuite bathroom with shower overhead. A single bedroom with wardrobes, airing cupboard and bathroom all lead from the main hall. Two further

rooms, currently a large games room and study both have doors opening onto the patio and gardens. These rooms could easily be used as extra bedrooms, an annexe (subject to planning) or as large storage.

OUTSIDE

The property is approached by a shared tarmac driveway which leads to a parking area for three/four cars and double garage. To the rear is a large balcony with two sun awnings. Steps lead

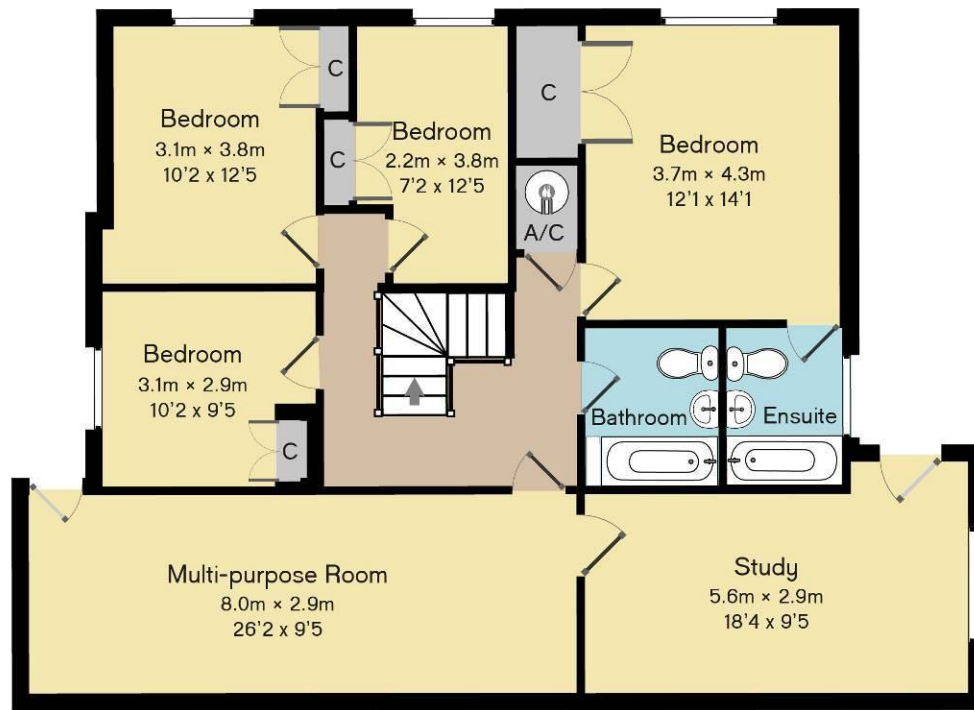
down to the beautifully tended gardens, mainly laid to lawn the garden features an array of shrubs, bushes, flower beds and a pergola with a seating area beneath. A raised patio area leads out from the games room and is a perfect space for outside furniture and entertaining.

LOCATION

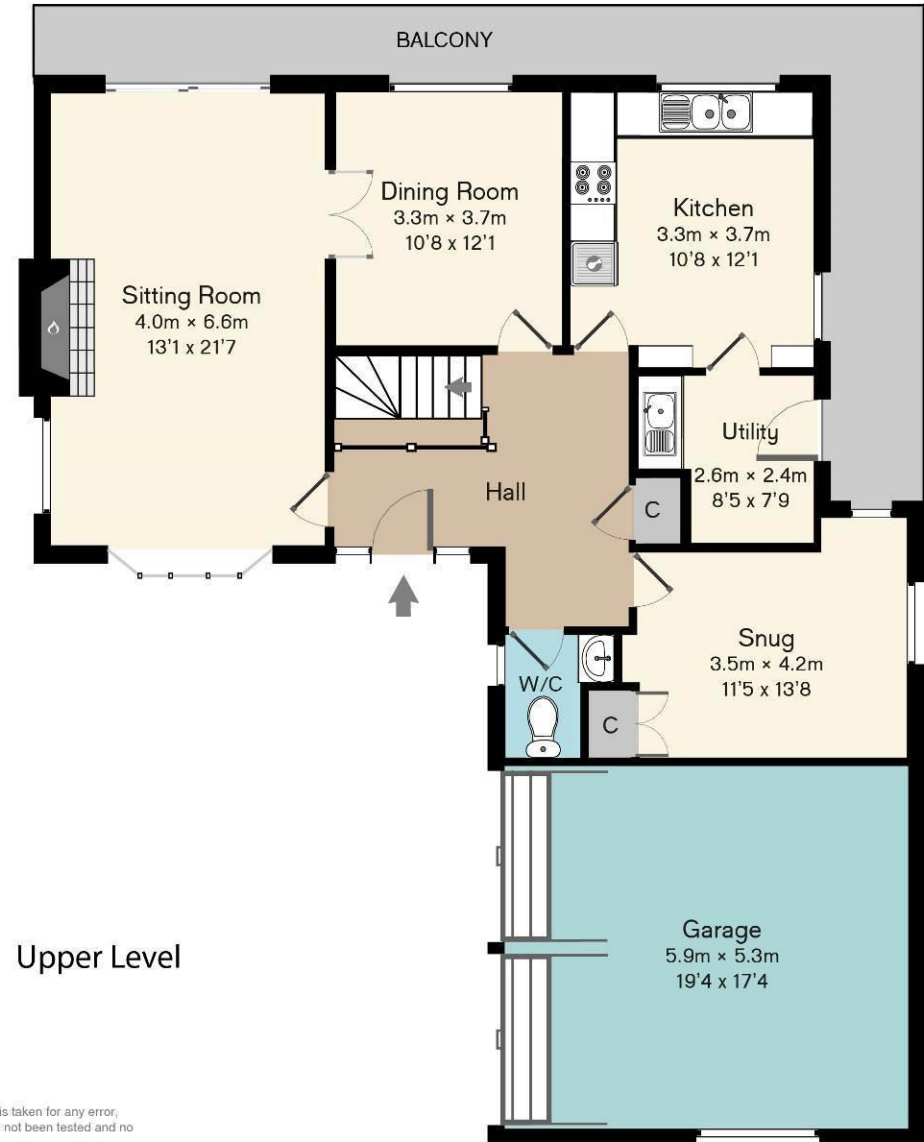
Draycott is a much favoured village located in a sheltered position just south of the Mendip Hills and within two miles of Cheddar and six miles from Wells. Facilities include a village school, Church, Public House and a regular bus service to Wells, Cheddar and Weston Super Mare. Bristol and Bath are within daily commuting distance and the nearest M5 motorway junction is c.10 miles. Bristol International Airport is c.12 miles.

Nearby Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays.





Lower Level



Upper Level

Approximate gross internal floor area - 195 sq.m / 2,099 sq.ft

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

IMPORTANT NOTICE: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Area and Sales Plans

The area and the sale plan have been calculated and produced using Pro map mapping software (Ordnance Survey Licensed) and referenced where possible to the HMLR Title plan, however they may not correspond with other mapping services. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.







Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells. Millfield School in Street and Downside School in Stratton-on-the-Fosse are easily accessible.

Sporting facilities in the area include racing at Wincanton and Bath, golf at Wells and near Oakhill, sailing or fishing at Chew Valley and Blagdon lakes. In addition, there is a Leisure Centre in Wells offering a variety of recreational facilities.

TENURE

Freehold

HEATING

Gas central heating.

SERVICES

Water, gas, electricity, BT and private drainage are all connected.

VIEWING

Strictly by appointment with Cooper and Tanner.
Tel: 01749 676524

LOCAL AUTHORITY

Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Tel: 01749 648999.

COUNCIL TAX

Band 'G'

EPC RATING

Rating 'D'

DIRECTIONS

From Wells take the A371 (signposted to Cheddar) to the village of Draycott. On entering the village, pass Bay Lane and the property can be found set back from the road on the left hand side.

REF: WELJAT080517





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