



1 Southover, Wells, BA5 1UG

Freehold £575,000

COOPER
AND
TANNER



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£575,000 Freehold

DESCRIPTION

Situated in the heart of the city, just moments from the High Street is this deceptively spacious four bedroom cottage. The current owners have fully renovated the property including windows, electrics, heating, kitchen, bathroom with tasteful and stylish redecoration throughout. The property is beautifully presented and has the added benefit of good size garden and a separate garden studio annex.

Upon entering the property is an entrance hall attractive tiled floor with space for coats and shoes, an inner hallway with panelled wall leads to both the kitchen and sitting room. The sitting room is at the front of the property and has a flagstone floor, beamed ceiling, wall lights, a large shop style window and a further window with front aspect. A fireplace with woodburning stove makes a lovely focal point. An opening leads through to the dining room passing two useful store cupboards in the short passageway between. The dining room has a picture window with window seat, overlooking the garden along with an internal window to the kitchen. A fireplace with woodburning stove acts as the focal point and a staircase leads to the first floor. This bright room can comfortably accommodate a dining table to seat eight to ten people. The beautifully appointed kitchen features a range of units with pale oak doors and drawers, all with soft close and topped with quartz. Within the kitchen is Belfast sink, open shelving and integrated dishwasher along with space for a range cooker, fridge freezer and wine fridge. A breakfast bar provides space to seat two and a glazed door leads to

the rear garden. From the kitchen a step leads up to an area with, window to the side, space for coats and shoes and a separate WC. The dual aspect utility room is well appointed with Belfast sink, further cupboards with stylish green doors along with space and plumbing for both a washing machine and tumble dryer. A glazed door leads to the patio and garden.

On the first floor are three double bedrooms and the family bathroom. The principal bedroom is a generous double with beamed ceiling, two windows with front aspect, wall lights, a built-in cupboard and painted cast iron fireplace. The second bedroom is a spacious double with high ceilings, painted cast iron fireplace and large walk-in cupboard which could be converted to an ensuite, if desired. The third bedroom, again with a front aspect has a shelved alcove, built-in understairs cupboard, wall lights and exposed beams. The family bathroom has a high-level window, roll top bath with claw feet, traditional style WC with wall mounted cistern, shower enclosure with waterfall and adjustable sprays and a vanity wash basin.

On the second floor is a large attic bedroom which runs the width of the house and has exposed beams and a chimney breast. Despite having sloped ceilings the room has a generous ceiling height and is particularly bright having dormer windows to the front and rear. The room is partitioned at one end making a walk-in wardrobe or study area. The front dormer offers a lovely view up St. John Street and a view of St. Cuthbert's Church tower.









GARDEN STUDIO

The garden studio, currently presented as a gym, is a versatile addition to the main house. A central door leads into to a vaulted sitting room with wood effect flooring and a window to the garden. A large skylight floods the room with natural light. A door leads through to a kitchenette with window overlooking the garden. Also leading off the main room is a shower room with shower enclosure, WC and wash basin.

OUTSIDE

The garden is to the rear and is fully enclosed and can be accessed from both the kitchen and utility room. The garden is mainly laid to lawn with raised beds and a patio area, ideal for outside furniture and entertaining. A path leads past a further seating area and large summerhouse to the garden studio. **To the front of the garden studio is a further patio and raised beds, planted with an array of shrubs and flowering plants.** There are outdoor sockets, outdoor lights and an outside tap.

LOCATION

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants,

dentists and doctors, several churches and both primary and secondary state schools. There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

VIEWING

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

DIRECTIONS

From our office in Broad Street, take the first left into St. John Street, continue to the end of the road where the property can be found directly in front of you.

Parking - if you are arriving by car, please park in one of the city centre car parks and proceed on foot to the property.

REF:WELJAT13052025



Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary



Nearest Schools

- Wells

COOPER
AND
TANNER

WELLS OFFICE
telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

Southover, Wells, BA5

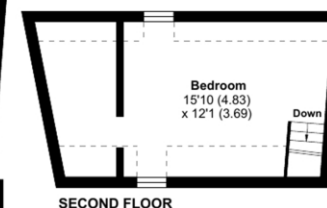
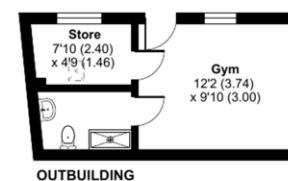
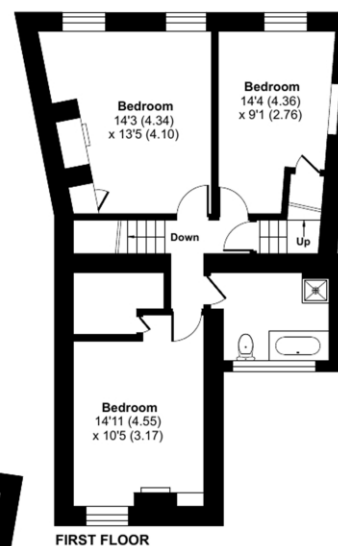
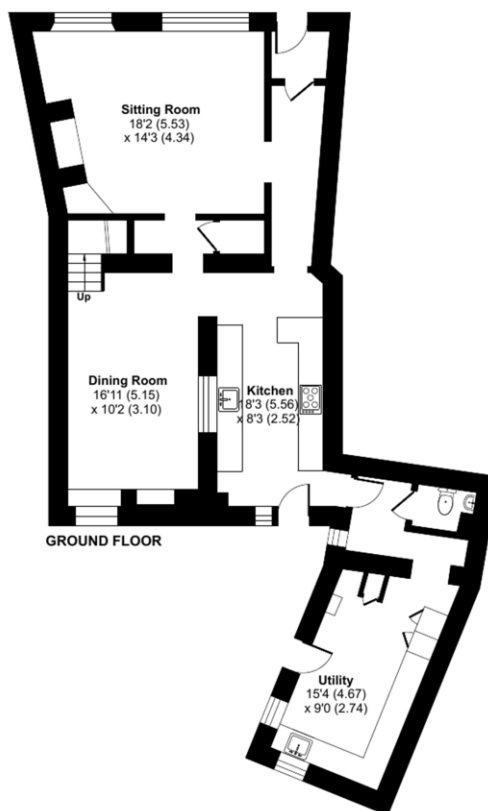
Approximate Area = 1813 sq ft / 168.4 sq m

Limited Use Area(s) = 68 sq ft / 6.3 sq m

Outbuilding = 198 sq ft / 18.3 sq m

Total = 2079 sq ft / 193.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1287183