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£475,000 Freehold

25 Elm Close  
Wells  
BA5 1LZ







# 25 Elm Close Wells BA5 1LZ

 4  2  2 EPC D

## £475,000 Freehold

### Description

Situated on the western fringes of the city and benefiting from stunning views of the Mendip Hills, is this beautifully presented and versatile detached family home. The property benefits from a dual driveway offering parking for four cars, a fully enclosed rear garden with cabin and a further reception room/ground floor bedroom which could be used as a home office, playroom or for multi-generational living. Planning permission has been granted for a rear extension providing a utility room, wet room and larger kitchen. The house offers realistic opportunities to be an even more energy efficient and family friendly home.

Upon entering the property is the porch with space for coats and shoes and a cupboard housing the gas boiler. The bright hallway leads to the sitting/dining room and kitchen along with a cloakroom with WC and basin and a useful understairs cupboard. The open plan sitting/dining room, is a generous room with a bay window to the front, picture rails and original doors. The dining room can comfortably accommodate a table to seat eight to ten people. The sitting room, again with picture rails, has a feature fireplace with 'Jetmaster' open fire. At the far end is a further reception area with glazed roof and underfloor heated and tiled floor with French doors leading out to the garden and doors to the kitchen and music room/bedroom four. The kitchen, which benefits from underfloor heating, has a range of units, topped with granite work surfaces, inset 1 1/2 bowl sink, integrated fridge/freezer, integrated electric oven and gas hob along with plumbing for a washing machine. A granite breakfast bar offers the perfect spot to sit and look out over the garden. The music room/bedroom four is a generous room with dual aspect and has a shower cubicle and vanity wash basin. This versatile room, currently used as a music room, offers lots of possibilities including home office, playroom or ground floor bedroom ideal for multi-generational living.

To the first floor are three bedrooms. To the front is a double bedroom with bay window and original picture rail. A second generous double bedroom, again with original picture rail, has views over the garden towards the Mendip Hills. The third bedroom is a generous single with a front aspect. The family bathroom is a good size and comprises; a 'P' shaped bath with shower overhead, WC, wash basin, heated towel radiator and built-in cupboard which houses the water tank and is perfect for storing towels and bed linen.

### Outside

To the front of the property are two separate driveways both with iron gates and each offering parking for two cars in tandem, four cars in total. A flower bed divides the drives and is planted with bulbs, mature shrubs and plants. A pedestrian gate leads to the rear garden which is divided into several areas. Also accessed from the house is a patio, perfect for outside furniture and entertaining, an area of lawn with a path leading to a pond, vegetable patch, greenhouse and wooden sheds. At the bottom of the garden is a double glazed cabin with triple aspect and power installed, which again offers possibilities for home working or play space and has views towards the Mendip Hills. The garden is wild-life friendly and organic.

### 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.

### Directions

From the Wells office, continue along Prioory Road to the roundabout. At the roundabout take the 3rd exit onto Strawberry Way. At the traffic lights go straight across. At the next set of traffic lights, turn left onto Portway. Continue along Portway for approx. 500 metres then turn left onto the B3139 signposted to Wookey. Continue for approx 250m and the property can be found on the right hand side.

REF:WELJAT14012022

#### Local Information Wells

**Local Council:** Mendip

**Council Tax Band:** E

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas & electricity

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Wells





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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.  
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**WELLS OFFICE**  
 telephone 01749 676524  
 19 Broad Street, Wells, Somerset BA5 2DJ  
[wells@cooperandtanner.co.uk](mailto:wells@cooperandtanner.co.uk)



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