



92 Bath Road, Wells, BA5 3LJ

£415,000 Freehold

COOPER  
AND  
TANNER



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## DESCRIPTION

Situated on the Eastern side of Wells is this charming four bedroom mid terrace period house with a large South facing garden and garden office/studio. The property has been enhanced and extended by the current owners who, over recent years, have converted the loft to create a principal bedroom with ensuite, installed a stylish new bathroom and built the office/garden studio which could equally be used as a playroom, guest bedroom or workshop if desired.

Upon entering the property is an entrance porch and hall with space for coats and shoes and featuring a bespoke stain glass window. The sitting room benefits from high ceilings and features picture rails, bay window to the front, and a wood burner with storage either side as the focal point. The dining room also has a feature fireplace with bespoke shelves on either side, ample space for a table to seat eight to ten people whilst also benefitting from a bright southerly aspect view over the garden. The kitchen also has wonderful views over the garden and features an array of fitted units and a larder, along with space for a range cooker, plumbing for a washing machine and dishwasher

and door opening to the outside. The kitchen and dining room has an open plan feel which makes it perfect for entertaining and daily family life.

To the first floor are two equal size double bedrooms, both of which have feature fireplaces - one having views of open countryside to the front and the other looking out over the gardens towards Tor Woods. A single bedroom also has views over fields and would also make a perfect home office, if desired. The bathroom has been fully renovated and now comprises a large walk-in shower, large bath, toilet, wash hand basin and heated towel rail. The loft has been converted to create a wonderful principal bedroom with ensuite shower room. The room benefits from a dual aspect with views looking out over gardens and open countryside. This space has been thoughtfully designed to provide plenty of storage.

## OUTSIDE

The south facing gardens have been beautifully tended to over the years by the current owners who have created a wonderful space to relax, unwind and entertain with friends and family. Accessed









Garden Studio

## OUTSIDE (continued)

from the kitchen is the patio, perfect for outside furniture and entertaining. A shared pathway runs at the back of the house for refuse and bikes to be taken to the front, without having to go through the house. The garden is mainly laid to lawn with an array of mature shrubs, trees and a pathway meandering past established flower beds to reach the hidden office studio. The studio was built by 'Green Retreats', is fully insulated with hard wired electric and internet cabling to ensure it to be a brilliant space for home working or to be used as a teenage zone or spare occasional bedroom, if desired. Behind the studio is a wooden shed, perfect for extra storage of garden and tools and bikes.

## LOCATION

The picturesque City of Wells 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 Wells take the B3139 signposted to Bath. Continue up St. Thomas Street into Bath Road, passing Budgens garage on your right. Continue for a further 500m and the property can be found on your right, just after the turning to King Castle Road.

REF:WELJAT18092024



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** E

**Heating:** Gas fired central heating

**Services:** Mains drainage, water and electricity

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



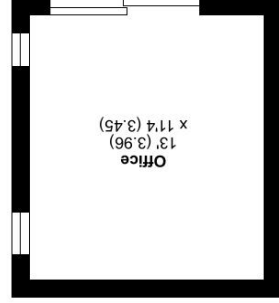
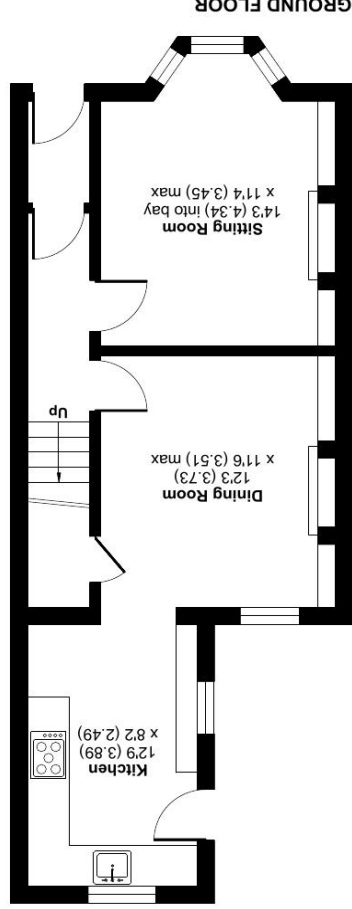
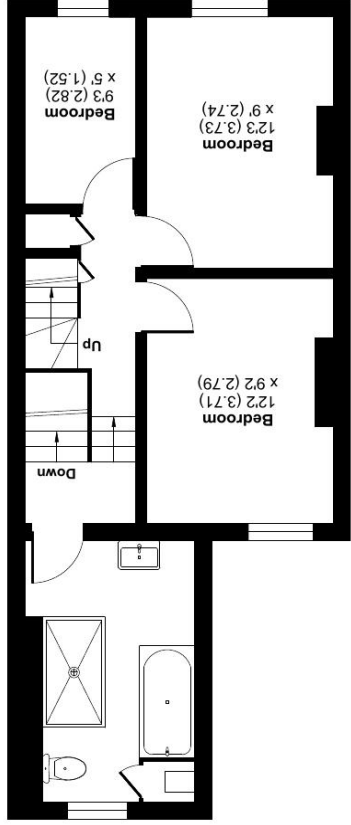
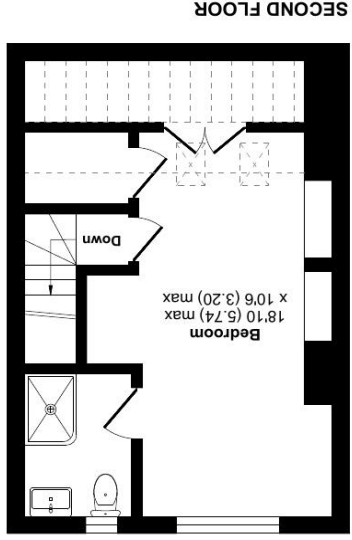
### Nearest Schools

- Wells (primary & secondary)

# Bath Road, Wells, BA5

Approximate Area = 1221 sq ft / 113.4 sq m  
 Limited Use Area(s) = 81 sq ft / 7.5 sq m  
 Outbuilding = 147 sq ft / 13.6 sq m  
 Total = 1449 sq ft / 134.5 sq m  
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2024. Produced for Cooper and Tanner. REF: 1188128

**WELLS OFFICE**  
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