



27 Millers Gardens, Wells, BA5 2TW

£495,000 Freehold

COOPER  
AND  
TANNER







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## DESCRIPTION

Set within a quiet cul de sac, just a short walk from the Cathedral, is this deceptively spacious detached single storey property. Formerly an apple store, the property has been sympathetically extended and now offers; three double bedrooms, sitting room, kitchen with adjoining dining room along with WC/utility room and family bathroom. The property sits on a plot of 0.12 acres with stunning mature south facing gardens. A driveway offers off street parking for one car and could be extended into the old car port (now a 'lean to' utility area) and side driveway, if desired.

A half-glazed door leads into the porch with window to the rear and space for coats and shoes. From the porch, is the entrance hall with window to the side. The kitchen is a bright room with cream country style cabinets and large central island all topped with 'Corian' cream speckled worktops. Within the kitchen is an eye level electric oven, space for a freestanding cooker, undercounter space for a fridge and space for freestanding furniture. The 'Glo-worm' condensing boiler is neatly tucked away in the corner, housed in a wall-mounted kitchen cabinet. In one corner is a glazed door leading to a cloakroom/utility with space for a washing machine and upright freezer along with a WC, wash basin and window to the front. Open to the kitchen is the orangery style dining room. This lovely bright space has dual aspect views over the attractive gardens, a glazed door leading out to the patio and gardens beyond and can accommodate a table to seat 10 -12 guests comfortably. Accessed from the dining room is

one of the three double bedrooms, with window to the side looking out to the 'lean to' utility, fitted wardrobes and a picture rail. Off the hall is the second of the bedrooms, a good-sized double with picture rail, wall lights, fitted wardrobes and a window looking out to the patio and gardens. The sitting room is a lovely welcoming room with French doors out to the garden, a picture rail, wall lights and a stone fireplace with inset woodburning stove as the focal point. Adjacent to the sitting room is the third double bedroom a wonderfully light and spacious room with picture rail, wall lights and two large windows offering views over the attractive gardens. The family bathroom is well-appointed and comprises; hidden cistern WC, bath with shower overhead, vanity wash basin, modern towel radiator, and large shelved airing cupboard with sliding doors and internal radiator.

The property has been well-maintained throughout with a new roof 6 years ago, new bathroom 7 years ago and the extension built by a reputable local builder in 2013. The property benefits from Truespeed fibre broadband with speeds up to 900mbps.

## OUTSIDE

To the front of the property is a paved area flanked by a natural stone wall with fencing above creating a border planted with mature shrubs and flowering plants. Within the paving are pockets of planting again with mature shrubs and to one side a gravel path lead to the front door. Wrought iron gates open onto a tarmac driveway

















## OUTSIDE (continued)

offering parking for one car. If further parking is required it may be possible to remove the opening 'lean to' utility room (formerly the car port) to create a further space.

The south facing rear garden has been lovingly tended by the current owners and is beautifully planted with stunning array of mature shrubs, flowering plants and mature trees including roses, hollyhocks, several varieties of apple tree, magnolia and a Monterey Pine. A small pond offers a haven for wildlife and a path, with wrought iron arches planted with climbing plants, leads to the bottom of the garden where there is a large store and potting shed. At the far end of the garden is a small 'wild' area of trees and shrubs providing shelter for birds and other wildlife. This is planted with spring bulbs. A vegetable garden with partially raised beds is planted with seasonal vegetables, a fruit cage offers space to grow soft fruits during the summer months along with a large greenhouse. Accessed from the dining room and sitting room is a paved patio, ideal for outside furniture and entertaining and seating areas are dotted around the garden, perfect to enjoy the garden from different aspects.

## 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 central Wells take the B3139 (St. Thomas Street) signposted to Bath. Continue up St. Thomas Street and take the first left into North Road. Continue for approximately 200m and take the second left into Millers Gardens. The property can be found on the left.

REF:WELJAT23102023



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** D

**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

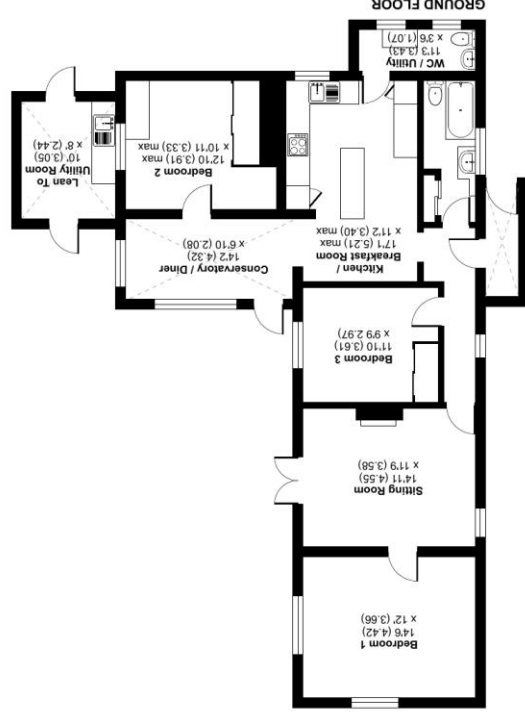
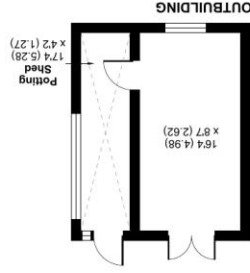
- Wells (primary & secondary)



**Millers Gardens, Wells, BA5**

Approximate Area = 1126 sq ft / 104.6 sq m  
 Outbuildings = 309 sq ft / 28.7 sq m  
 Total = 1435 sq ft / 133.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating Intentional Property Measurement Standards (IPMS2 Residential). © redwren 2023. Produced for Cooper and Tanner. REF: 1042949



**WELLS OFFICE**

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