



5 Boyd House, South Horrington, Nr Wells, BA5 3JR

£425,000 Long Leasehold

COOPER  
AND  
TANNER







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 3  1  2 EPC Not required

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## DESCRIPTION

Set within the popular South Horrington development sits this magnificent grade II listed, four storey, three bedroom period property with beautiful views and large cellar. This fantastic house is one of the largest within the grounds and still offers huge potential with the unconverted cellar (subject to obtaining the necessary consents).

The living accommodation is arranged on the first floor with a large dual aspect sitting room with beautiful far-reaching views over the manicured grounds and towards Tor Woods. The kitchen adjoining features a range of wall and base units topped with granite work surfaces, along with integrated appliances such as electric double oven and hob, dishwasher, a double sink with waste disposal and space for a fridge/ freezer. The dining area can comfortably accommodate a table for six to eight people and offers a great space for entertaining.

The ground floor comprises a bright and spacious entrance hall with a cupboard for shoes and coats,

a utility room, two double bedrooms, both having built-in wardrobes and views over the grounds along with the family bathroom with bath, separate shower, toilet and wash hand basin.

The whole of the second floor is an impressive master suite which includes built-in cupboards, a dressing room with a wall of built-in wardrobes and an ensuite shower room.

## OUTSIDE

The cellar can be accessed from the pathway outside the house. Currently enjoyed as a considerable storage area it offers a wealth of potential uses such as an office, gym, playroom or ancillary accommodation, all subject to obtaining the correct plans and consents. The communal gardens surrounding the main building are all maintained and lovingly tended to throughout the year with several seating areas to enjoy the views and south facing aspect. To the front of the house is a small private garden with an area perfect for a table. A pathway leads to the parking area with















## OUTSIDE (continued)

an allocated space for number 5 and ample visitor parking.

## LOCATION

The Horringtons are a collection of three small villages (South Horrington, East Horrington and West Horrington) surrounded by open countryside and 1 mile east of Wells. South Horrington, set on the site of a former hospital, features a mix of modern homes and thoughtfully converted Victorian buildings, surrounded by stunning Somerset Countryside.

Nearby, the picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, two churches and both primary and secondary state schools.

For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only fifteen 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.

## SERVICE CHARGES

Service Charge – Currently £2302.00 per annum  
Ground rent £75.00 per annum

## VIEWING

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

## DIRECTIONS

From Wells follow signs for the B3139 The Horringtons. Turn right on to The Old Frome Road and then first left into Gilbert Scott Road. Continue ahead following Gilbert Scott Road around to the left to the front of the main building. Proceed for approx. 150m where you will find a parking area on your left. Please park in bay 5 or a visitors' bay. Once parked, cross the road and take the left hand footpath towards Boyd House. Number 5 can be found on your right.

REF:WELJAT22092025



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** D

**Heating:** Gas central heating

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

**Tenure:** Leasehold – 964 years remaining



### Motorway Links

- M4
- M5



### Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads



### Nearest Schools

- Horrington (primary)
- Wells (primary and secondary)

Floor plan of the second floor. The plan includes a large sitting room (6.80m x 3.65m, 22'4" x 11'10") and a kitchen/diner (4.60m x 2.50m, 15'1" x 8'0"). A staircase is located between the two rooms, with an 'UP' arrow pointing to the left and a 'DOWN' arrow pointing to the right. The kitchen/diner area features a sink, a stove, and a refrigerator. The sitting room has a fireplace on the left wall and a bay window on the right wall.

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