



Sweetmeadow, Pelting Drove, Priddy, Nr Wells, BA5 3BA

£675,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

Set in the popular village of Priddy, just a short walk from the village green, is this beautifully presented detached bungalow. The property has recently been updated to exacting standards and features an open plan kitchen/dining/family room, generous sitting room, three double bedrooms, integral garage, carriage driveway with additional parking, attractive gardens and countryside views. The property was redecorated throughout at the end of last year and a new oil-fired boiler fitted in November 2021.

Upon entering the property is an 'L' shaped entrance hall with parquet floor and oak framed doors leading to all rooms. At the far end of the hall is a built-in cupboard, ideal for coats and shoes and 'day to day' storage. From the hall, a door leads through to the generous sitting room with parquet floor, black slate fireplace with inset woodburning stove and a large square bay window offering views over the garden towards open fields. To the far side of the room is a further door leading to the dining area, giving a lovely flow between rooms. The kitchen/dining/family room can be accessed from both the hall and the sitting room. This fabulous open plan space, extending to ten metres (33ft) from front to back, benefits from a triple aspect and is designed with modern family life in mind. The kitchen area, with large light ceramic floor tiles, features white high gloss units with soft close doors and pan drawers, space and plumbing for a dishwasher, granite worktops with inset 1 1/2 bowl ceramic sink, hose tap and AEG induction hob with modern AEG extractor above. On one wall are two full height units with pull out larder storage, two 'NEFF' ovens with 'hide and slide' doors along with space for an American style fridge freezer. The kitchen cupboards benefit from downlighters and the tall cabinets have ambient lighting above. Dividing the kitchen from the dining and seating area is a large granite peninsula unit with breakfast bar with seating for four.

The dining and family area has solid mahogany herringbone flooring, to the front is the dining area with space to accommodate a dining table to seat eight to ten guests comfortably. A door links back to the sitting room and a large window offers views over the front gardens and surrounding countryside. The seating area has a large picture window, looking out to the rear garden and fields beyond and a glazed door leading out to the patio and garden. A stunning modern woodburning stove, sitting on a curved slate hearth is the focal point of this space with plenty of room for comfortable seating. A step leads up to the utility room with rear aspect, space and plumbing for a washing machine and tumble dryer along with a sink and a fire door leading to the integral garage. A shower room can be accessed directly from the utility room and comprises; shower cubicle, WC and vanity wash basin.

From the hall are three bedrooms and the family bathroom. To the front, currently presented as a study, is the principal bedroom with a triple aspect, views over the garden and parquet floor. To the rear, overlooking the garden, is the second bedroom. This generous room, again with parquet flooring, has a built-in fitted wardrobe with bespoke cabinetry and shelves. The third bedroom, again with a built-in wardrobe, is a good size double with window to the side and parquet floor.

OUTSIDE

Approaching the property, five bar gates open at either end of the carriage driveway. To one side is the integral garage with 'up and over' door. The garage, with light and power, houses the oil-fired boiler (fitted November 21) and a large pressurized water tank. The drive offers parking for several vehicles along with a dedicated hard-standing area for one









OUTSIDE (continued)

car. The front garden is laid to lawn with mature shrubs and natural stone walling to the front.

The rear garden, accessed from both the drive and the family room is mainly laid to lawn, with mature borders of planting, espalier apple trees, shrubs and trees along with two double outdoor sockets. The patio runs across the rear of the house and offers the perfect spot for outside dining and watching the wildlife. A smaller patio sits within the garden, alongside the well-stocked pond. The rear of the garden is fenced with post and rail fencing, allowing views over the neighbouring fields. A stone built shed which has been recently re-roofed provides useful storage for garden equipment. At the side of the property is a space for a log store, bin storage and the recently fitted oil tank (Nov 22).

LOCATION

Priddy is a popular and vibrant village, centred around the village green and situated in an Area of Outstanding Natural Beauty (AONB) on the southern slopes of the Mendip Hills, approximately 4 miles from Wells. The village boasts a Church, a well-supported public house, a primary school, village hall, farm shop with butchers and cafe, and is famed for its annual village fayre and folk festival as well as many other events throughout the year. There are numerous countryside walks from your doorstep including the National Trust run, Ebbor Gorge along with Deerleap offering panoramic views towards the Somerset coast.

Nearby, 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

Proceed out of Wells on the A39 Bristol Road. After approximately three miles, turn left signposted Priddy and continue until reaching the village for approx 2 miles. Upon entering the village, take the first left into Pelting Drove, continue for approx 300m passing 'The Queen Victoria' public house on the right and the property can be found on the right hand side.

REF:WELJAT08022023



Local Information Wells

Local Council: Mendip District Council

Council Tax Band: E

Heating: Oil fired central heating

Services: Private drainage via septic tank, mains water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

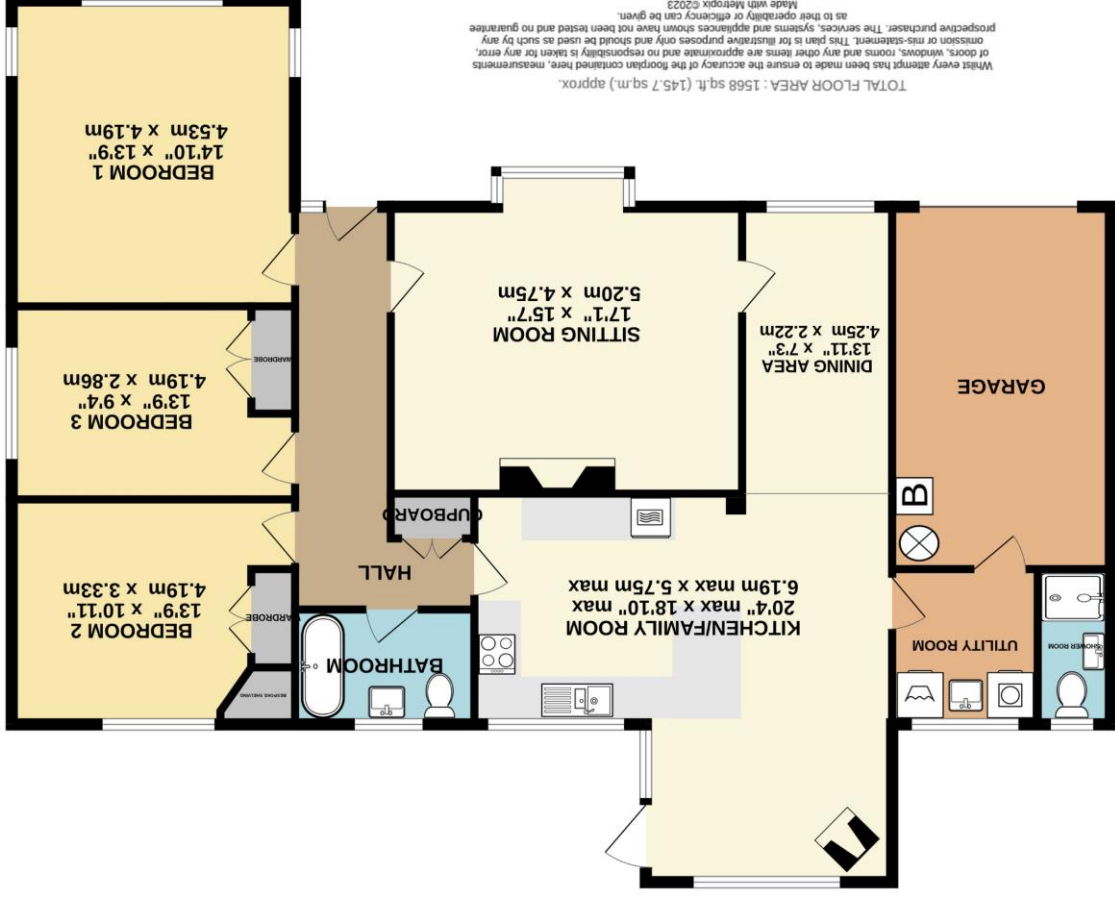
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Priddy (Primary)
- Wells (Secondary)

GROUND FLOOR
1568 sq.ft. (145.7 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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

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