



North Lodge, Hillgrove, Nr Wells, BA5 3EL

£575,000 Freehold

COOPER
AND
TANNER



North Lodge

Hillgrove, Nr Wells, BA5 3EL

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£575,000 Freehold – NO ONWARD CHAIN

DESCRIPTION

North Lodge is a beautifully presented former Estate Lodge set in just shy of 1 acre of mature grounds and woodland with ample parking, detached garage and offered with no onward chain. The property has been enhanced by the current owners who have recently finished renovating the property to a high standard with the addition of a newly fitted high specification kitchen, shower room, heating, electrics, engineered wood floors, fireplace and electric gates along with full decoration throughout.

Upon entering the property is a welcoming entrance hall which leads into the spacious and light filled sitting room with engineered wooden floors and a wood burner with wooden mantle as the focal point. French doors from the sitting room open into the conservatory which has a wonderful triple aspect view overlooking the gardens. The bespoke kitchen was completed in December 2024 and features an array of fitted cabinetry topped with stone worktops and breakfast bar to sit and enjoy the garden views. Within the kitchen is a Neff 'slide and hide' electric oven, microwave/grill, induction hob, integrated dishwasher and fridge/freezer. A utility room can be accessed from the kitchen with further storage, plumbing for white goods, access into the garden and a separate w/c with wash hand basin. Across from the kitchen is the dining room, a perfect room for formal dining and

entertaining with space to accommodate a table for six to eight people. This room could equally be used as an extra bedroom if desired.

There are two double bedrooms and a good sized single bedroom in North Lodge, all of which are accessed from the main inner hallway. The double bedrooms both benefit from a sunny dual aspect, with one having views over the garden. The third bedroom has a rear aspect and would make a perfect home office, if desired. The newly fitted shower room features a large corner shower enclosure with powerful shower, toilet, wash hand basin and heated towel rail.

OUTSIDE

North Lodge is set in just under an acre plot with mature gardens and woodland. The property has plenty to offer those who wish to embrace a more self-sufficient lifestyle with plenty of space to grow your own vegetables. An electric gate opens reveal a driveway to accommodate three to four cars leading to the large single garage. The gardens have been lovingly tended to create a variety of spaces to sit and enjoy the sun throughout the day. Mainly laid to lawn with a wide array of shrubs, flowers, bushes and a pond. A gate opens to a beautiful woodland with









OUTSIDE (continued)

numerous outbuildings, wood stores and a fire pit. This really is a beautiful spot for those who appreciate the natural beauty of the rich Somerset countryside, on the Mendip Hills - 900 feet above sea level and yet with a bus stop, just outside, to either travel into Wells city centre or to Bristol.

LOCATION

Hillgrove is a small hamlet on the North Eastern fringes of the city of Wells.

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 - including Wells Cathedral 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

WATER

The private water supply is via 'Hillgrove Water Company'

VIEWING

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

DIRECTIONS

From Wells take the A39 towards Chewton Mendip following the Bristol Hill Road. Before reaching the B3135 you will see our 'For Sale' board on the right hand side directing you to North Lodge.

REF:WELJAT11032025



Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Modern electric radiators & woodburning stove

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

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads

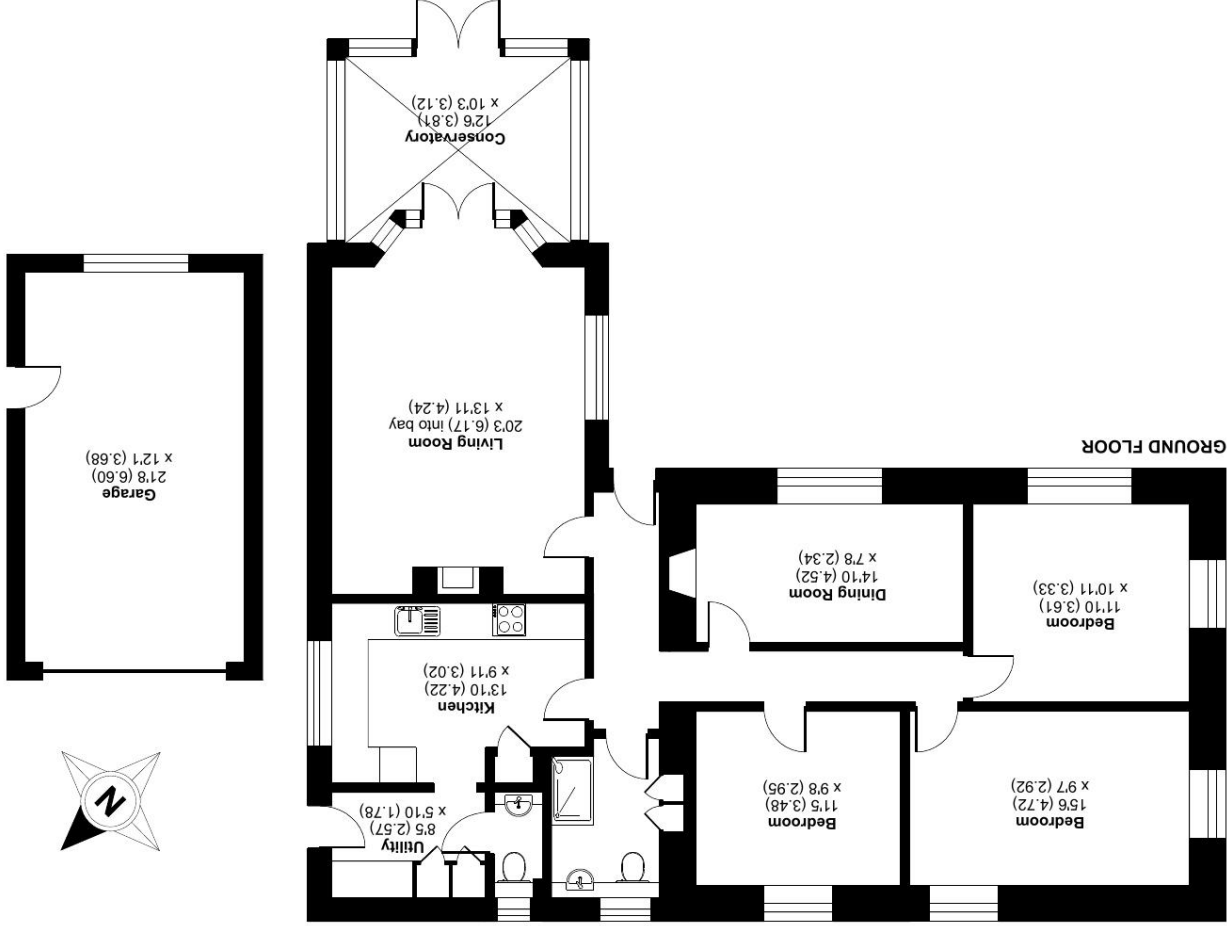


Nearest Schools

- Chewton Mendip (Primary)
- Priddy (Primary)
- Wells (Primary and Secondary)

North Lodge, Hillgrove, Wells, BA5

Approximate Area = 1615 sq ft / 150 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). © nrlhocom 2025.
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WELLS OFFICE

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