



16 St. Cuthbert Street, Wells, BA5 2AW

£475,000 Freehold

COOPER  
AND  
TANNER



# 16 St. Cuthbert Street Wells, BA5 2AW

 2+1  1+1  1+1 EPC C & C  
£475,000 Freehold

## DESCRIPTION

Set in the heart of the city of Wells, just moments from the High Street, is this recently renovated period property, currently presented as two highly individual apartments. On the ground floor is a notably spacious two bedroom apartment and on the upper two floors is a generously proportioned one bedroom apartment, presently being let as an AirBnB and providing a healthy income. This deceptively spacious and versatile property offers income potential or could, relatively easily, be converted back into one cottage with four/five bedrooms and benefits from an enclosed rear garden and first floor balcony.

Entering via the main front door is an entrance hall with two doors, one to each apartment:

## GROUND FLOOR APARTMENT

Upon entering is a generous sitting room with large window to the front allowing plenty of natural light, wood effect laminate floor, exposed natural stone alcoves, traditional style cast iron radiators and a wooden fireplace with inset woodburner. To one side is a useful understairs store cupboard and a cloakroom with attractive patterned tiled floor, sensor lighting, illuminated mirror, WC, wash basin and traditional style towel radiator. From the sitting room, a step leads up to the open plan kitchen and dining area with funky tiled floor, two large roof lanterns, inset spotlights and modern high gloss teal kitchen. The well-appointed kitchen features a Bosch 5 ring induction hob, cooker, extraction fan, integrated dishwasher, integrated fridge/freezer and white quartz worktops with inset stainless steel sink. A breakfast bar, with space to seat two to three people, divides the kitchen from the dining area which has space for a table to seat four to six people comfortably. From the sitting room, stripped pine doors fold back to reveal a versatile room, currently presented as a bedroom, with wood

effect laminate flooring, a door to the kitchen and bi-fold doors leading out to the enclosed rear garden. From the kitchen a passage, again with bi-fold doors to the garden, leads to the family bathroom, utility room and main bedroom. The well-proportioned bedroom benefits from high ceilings and a Velux roof window. The utility room, again with Velux roof window, has space and plumbing for both a washing machine and tumble dryer, further storage and houses the 'ideal' combi-boiler. The family bathroom is beautifully presented and features, large walk-in shower with ribbed glass screen, niche for toiletries, metro tiles and waterfall shower along with roof window, WC with traditional wall mounted cistern, wash basin, part exposed stone wall and roll top bath.

## OUTSIDE

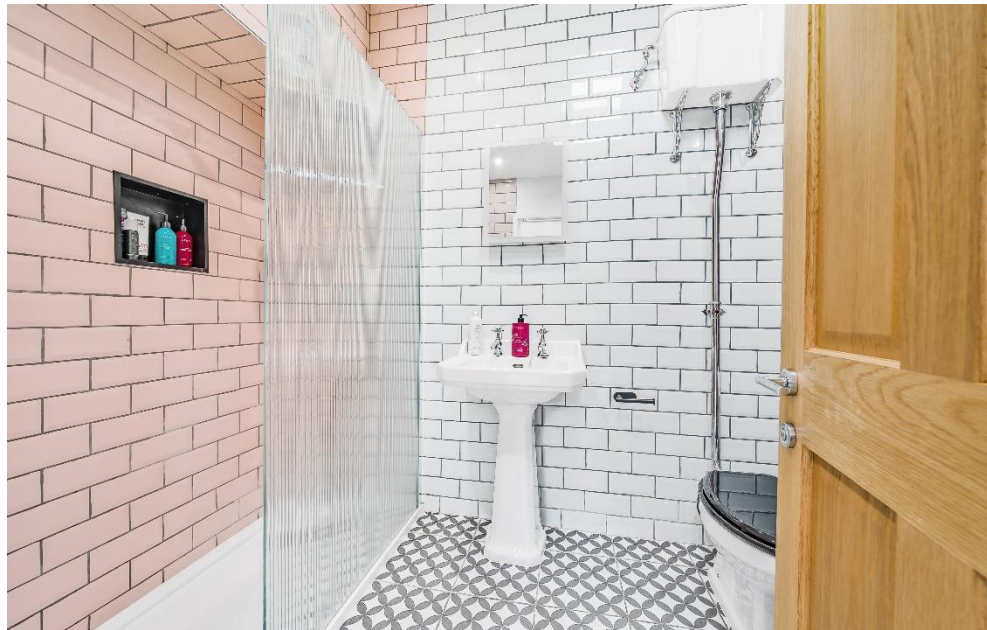
The rear garden is fully enclosed and can be accessed via the bi-fold doors in both the passage and one of the bedrooms. The garden is mainly laid to patio with lighting, mature trees to one side and a raised bed, with natural stone wall, at the far end for planting. This secluded spot, has plenty of space for garden furniture and outside entertaining.

## UPSTAIRS APARTMENT

Upon entering, at ground floor level, is a hall with space for coats and shoes. Stairs lead up to the open plan kitchen/dining/sitting room on the first floor. This dual aspect room with traditional style cast iron radiator, has two windows to the front and French doors leading out the balcony at the rear. The kitchenette, made by 'Elfin', is specially designed with inset sink, two ring ceramic hob, combi-oven/microwave and a dishwasher drawer. Matching cupboards, with solid wood worktops, provide additional storage and an 'ideal' combi-boiler sits neatly in the corner. A solid wood breakfast bar, to









seat two to three people, naturally divides the kitchen from the seating area. There is ample space for comfortable seating and a dining table to seat two to four people. The well-appointed shower room, also on the first floor, is fully tiled with metro tiles in two pastel shades and features a walk-in shower with glazed panel, waterfall shower, niche for toiletries, WC, wash basin, traditional style towel radiator and window to the rear.

Stairs rise to the second floor landing with useful clothes hanging space. The bright and spacious bedroom benefits from wood effect laminate flooring, a dormer window to the front and two Velux windows to the rear and features exposed beams and roof trusses. Cleverly designed drawers are built into the eaves, providing plenty of storage and a wash stand with traditional style basin and a roll top bath, elevate the space to that of a boutique hotel.

### OUTSIDE

From the kitchen, French doors lead out to a decked balcony with built-in benches and space for additional outside furniture. This fantastic space is perfect for outside entertaining and benefits from views over the garden, adjacent churchyard and St. Cuthbert's Church.

There is on street parking outside the property - restrictions apply during the day (Monday to Saturday) but you can park between the hours of 6pm and 8am with no restrictions.

### 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

By Car - From our office in Broad Street, Wells turn left onto Prioory Road and continue for 100m. At the junction turn right onto Princes Road. Continue for a further 250m to the traffic lights and turn right into St Cuthbert Street (one way street). The property is a little further along on the left and, space permitting, you can park on the road outside up to one hour.

On Foot - From our office in Broad Street, Wells turn right into Queen Street and second left onto the High Street which continues into St. Cuthbert's Street. Continue walking down the road passing the church on your right, 16 can be found just after the church on the right hand side.

REF:WELJAT10042024



#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** C and A

**Heating:** Gas fired central heating

**Services:** Mains drainage, mains water, gas & electricity

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



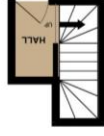
#### Nearest Schools

- Wells (primary and secondary)

GROUND FLOOR APARTMENT  
1351 sq. ft. (125 x 10.7 m) approx.



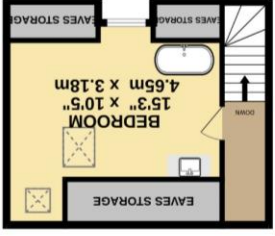
APARTMENT TWO - GROUND  
FLOOR  
52 sq. ft. (4.8 m) approx.



APARTMENT TWO - FIRST  
FLOOR  
345 sq. ft. (31.9 m) approx.



APARTMENT TWO - SECOND  
FLOOR  
355 sq. ft. (32.8 m) approx.



TOTAL FLOOR AREA : 1858 sq.ft. (172.6 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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