



 3  3  1 EPC E

Freehold £350,000

Primrose Cottage  
69 Portway  
Wells, BA5 2BJ

COOPER  
AND  
TANNER



# Primrose Cottage, 69 Portway, Wells, BA5 2BJ

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### DESCRIPTION

A spacious detached cottage in central Wells, conveniently located just a short walk from the High Street and amenities. The property benefits from three double bedrooms, two reception rooms, conservatory, kitchen, utility room, downstairs cloakroom, garden and off-road parking.

Upon entering is a spacious reception room with staircase leading to the first floor. This generously proportioned and versatile room benefits from a dual aspect and is spacious enough for both a dining table and comfortable seating. To the far end is a wooden mantelpiece with tiled inset and space for a freestanding electric fire, this makes for an attractive focal point. The sitting room is good size with plenty of space for comfortable seating, two windows to the front, wood effect vinyl floor and a natural stone fireplace with brick insert and space for an electric fire. A glazed door leads to the conservatory with garden aspect, tiled floor and exposed stone wall and wall lights. This bright and welcoming room offers plenty of space for comfortable seating and has French doors leading out to the garden. The kitchen has a range of wall and base cabinets with cottage style wood effect finish, mottled marble worktops with rounded edge, one and a half bowl ceramic sink, integrated electric oven and ceramic hob and space for a slimline dishwasher. within the kitchen is space for freestanding furniture or a small breakfast table. Adjacent to the kitchen is the utility room with stable door to the side path and parking area, space and plumbing for a washing machine and tumble dryer and space for both an undercounter fridge and freezer. In the corner of the utility room is a separate WC with ledge and brace door, WC and wash hand basin.

On the first floor is a generous galleried landing with window to the front, Velux window to the rear and useful store cupboard. leading of the landing are three double bedrooms and the family bathroom. The largest of the bedrooms is a generous double with wood effect flooring, dual aspect and two built-in wardrobes. The second bedroom is a cosy double with window to the front and deep alcove with shelves and hanging space. Bedroom three is an 'L' shaped double with a Velux window, vaulted ceiling and large window with side aspect. The family bathroom, with Velux window, comprises; bath with handheld shower attachment, wash basin and WC.

### OUTSIDE

To the front of the property is a picket fence with a gate leading to the front door. Running the length of the property is a wide path and raised bed, with natural stone wall and planted with mature shrubs and flowering plants. At one end a pedestrian gate leads through the garden and to the other the path leads to the side door and parking area.

The fully enclosed garden, which can also be accessed from the conservatory, is mainly to lawn with borders of shrubs and flowering plants. A low maintenance gravelled area provides the perfect spot for outdoor seating. To the rear of the house is a courtyard with space for pots and leading to a metal shed, ideal for garden storage. To the side of the house is a parking area with space for two to four cars.

### 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, 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.

### VIEWING

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

### DIRECTIONS

From our offices in Broad Street, Wells, continue into Priory Road and for a further 400m, to the roundabout. At the roundabout take the third exit onto Strawberry Way. At the traffic lights go straight across, passing Halfords on your right. At the next set of traffic lights turn left onto Portway and the property can be found immediately on the left. There is a parking area to the side of the house.

REF:WELJAT04082025

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** D

**Heating:** Gas central heating

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

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

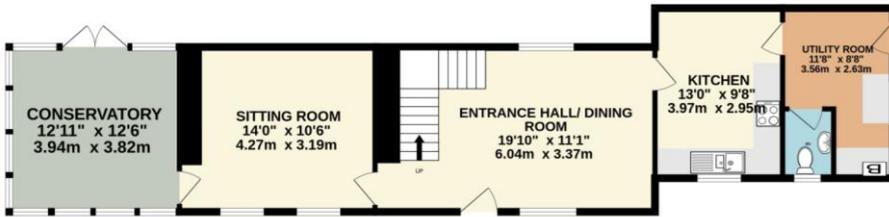
- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Wells

GROUND FLOOR  
824 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1514 sq.ft. (140.7 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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