



38 Chamberlain Street, Wells, BA5 2PJ

£785,000 Freehold

COOPER
AND
TANNER



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 5  2-3  1 EPC Not Required
£785,000 Freehold

DESCRIPTION

A handsome and elegantly proportioned Grade II listed, detached period home set in the heart of the city of Wells. The property dates back to circa. 1850 and is arranged over three floors with five bedrooms, two reception rooms, an abundance of period features and a secluded walled garden to the rear. This charming property is just a stone's throw from the High Street, Cathedral and Bishop's Palace and is offered to the market with NO ONWARD CHAIN.

Upon entering, is a spacious and welcoming entrance hall with mat well, wooden floor, dado rail and attractive original staircase with ornate detailing and understairs cupboard. Beyond a plasterwork arch, the hallway widens to reveal an attractive library and study area with built-in bookcases and space for a desk. At the far end of the hall is a cloakroom/utility room with WC, Belfast sink and gas boiler along with space and plumbing for a washing machine. The elegantly proportioned sitting room has two sash windows to the front with original shutters and shallow interior bays, along with picture rail, corniced ceiling, plaster ceiling rose, an alcove and a wooden fireplace with marble insert and hearth. The fireplace is temporarily blocked off but could easily be opened up again for an open fire. The dining room is another sizeable room and features an Adams style fireplace with marble insert and gas fire (currently disconnected), coved ceiling, alcove, wall lights and a twelve-pane sash window to the rear, overlooking the side courtyard and garden beyond. There is plenty of space to accommodate a dining table to seat ten to twelve people along with additional furniture. The kitchen breakfast room, to the rear of the house, is once again a good size and naturally divides to offer a breakfast area, to seat six to eight people comfortably and perfectly positioned next to a large window looking out to the

courtyard. The kitchen, with tiled floor, is divided from the breakfast area by a peninsula unit and features a range of cabinets with pale grey door and drawers, topped with solid wood countertops. Within the kitchen is a Neff oven, AEG ceramic hob, integrated fridge freezer, integrated dishwasher and a one and a half bowl sink placed in front of the window with a courtyard view.

The wide staircase, with skylight above, leads up to the first floor with two double bedrooms a single bedroom and the family bathroom. The principal bedroom features two sash windows to the front, high, barrel ceiling, wide architrave and deep skirting boards. Adjacent, again with a sash window to the front, is a small single bedroom, currently presented as a study. This room could also be used as a dressing room or ensuite (subject to the necessary consents). From the light filled, galleried landing, a plaster arch leads through to the rear of the house. A second sizeable double bedroom benefits from a wall of built-in wardrobes and a garden aspect. The family bathroom has a rear aspect and comprises; a large walk-in shower enclosure with both waterfall and handheld heads, inset roll top bath, WC and traditional wash hand basin.

Stairs rise to the bright second floor landing with roof window and built-in cupboards, ideal for towels and linens. Bedroom four is a cosy double or generous single with part vaulted ceiling and dormer window with arched detail and view over the garden towards the Mendip Hills. Bedroom five is a good size double, again with parted vaulted ceiling. This dual aspect room has a dormer window to one side and a further dormer with glazed door, with arched detailing and cast iron Juliet balcony, with far reaching views. Between the two bedrooms is a cloakroom with WC and wash basin.









OUTSIDE

Leading from the hall, towards the rear of the property is a paved patio area, flanked by a high natural stone wall, with outside tap, space for outdoor furniture, planted pots and entertaining. An attached outhouse, with light and power, offers useful storage space and could be used as a utility room, if required. From the patio, steps lead up to the main part of the garden. This private space is fully enclosed by high natural stone walls and is an oasis of calm in the centre of the city. The garden is mainly laid to lawn with raised borders planted with mature shrubs and climbing plants, two fruit trees and space for outdoor seating.

Due to its central location, there is no parking with the property. However, there are two car parks within 100m of the property and a private secure car park within 150m of the property, with spaces available to rent on an annual basis (subject to availability).

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, including 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 the Wells Office in Broad Street, turn right into Queen Street and follow the road round to the left and then right into Priest Row. At the end of the road turn left (no right turn) and go completely around the roundabout and back into Chamberlain Street. The property can be found further along on the left. Please note there is no parking at the property - please park in the nearby Union Street Car Park (BA5 2PU).

ON FOOT - From the Wells Office in Broad Street, turn right and continue to the High Street. Cross on the zebra crossing and continue straight ahead into Union Street. At the end of the road turn left onto Chamberlain Street and the property can be found a little further along on the right.

REF:WELJAT01052025



Local Information Wells

Local Council: Somerset Council

Council Tax Band: F

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bristol Temple Meads
- Bath Spa
- Castle Cary



Nearest Schools

- Wells (primary & secondary)

Chamberlain Street, Wells, BA5

Approximate Area = 2158 sq ft / 200.4 sq m
Limited Use Area(s) = 27 sq ft / 2.5 sq m
Outbuilding = 55 sq ft / 5.1 sq m
Total = 2240 sq ft / 208 sq m
For identification only - Not to scale



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

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