



36 Portway, Wells, BA5 2BN

£765,000 Freehold

COOPER  
AND  
TANNER







# 36 Portway, Wells, BA5 2BN

 6  3  4 EPC E

Guide Price £765,000 Freehold

## DESCRIPTION

Occupying an elevated position with views over Wells, towards countryside and Glastonbury Tor is this beautifully presented period home. This elegantly proportioned, six bedroom property has an abundance of period features, four bathrooms, two reception rooms, conservatory, a three room cellar, gardens and off road parking for five cars.

Steps lead up to the original front door. Upon entering is the entrance hall with original patterned floor tiles, dado rail with period embossed wallpaper beneath, cornicing and a stunning stained glass door with side panels opening into the main hall. The spacious and welcoming entrance hall features exposed wooden floorboards, corbelled archway, dado rail, cupboard for coats and shoes, embossed wallpaper and a beautiful period staircase leading to the first floor. From the hall is a ground floor cloakroom, with WC and wash basin, and door leading down to the cellar. The cellar, with light and power, is divided into three rooms. It is currently used for storage but could also be workshops or hobby room. The elegantly proportioned sitting room features a large bay window, bathing the room in natural light, picture rail, alcove, corniced ceiling, plaster ceiling rose and a marble fireplace with inset Jetmaster fire as the focal point. The dining room, with window to the side, once again benefits from picture rails and coved ceiling along with a black slate mantelpiece with tiled hearth and arched cast iron insert, exposed wooden floorboards original built-in cabinets and two doors, both leading back to the hall. The kitchen, with wooden floor and plaster cornicing, features an array of cabinets with attractive cream doors and drawers all topped with solid wood worktops. Within the kitchen is a 1 1/2 bowl composite sink, built-in microwave and space for a dishwasher, fridge freezer and range cooker. The range cooker, which is available by negotiation, is framed by panelled woodwork with display shelf above. In the centre of the room space for a large breakfast table to seat six to eight people comfortably. The large bay window looks out over the rear garden and offers space for comfortable seating. From the kitchen, a half-glazed door opens into the

conservatory. This light filled room offers plenty of space for comfortable furniture and is the perfect spot to sit and read a book or have coffee overlooking the garden. French doors lead out from the conservatory to a small, paved patio with garden beyond. From the kitchen steps lead down to the rear lobby with a window to the conservatory, a door leading outside and a half-glazed door to the utility room. The utility room features further cupboards, again with cream doors, a Belfast sink, window to the side, tall cabinet, Worcester boiler and a built-in cupboard housing the hot water cylinder.

Stairs rise to the first-floor landing with two large built-in cupboards offering storage and hanging space for clothes. On this floor are three of the six bedrooms and the family bathroom. To the front of the property is the spacious principal bedroom with picture rail, wooden fireplace with cast iron insert and original tiled hearth and large bay window offering views, over the garden and over rooftops, to the surrounding countryside and is a lovely spot to sit and enjoy the sunrise. A walk-in wardrobe offers plenty of room for clothes and storage. The ensuite shower room is a good size and has a window offering a perfectly framed view of Glastonbury Tor. The ensuite, with wood panelling, comprises; a large wet-floor shower with glazed screen and honey covered travertine style tiles, WC, wash basin and towel radiator. The second bedroom, once again a generous double, has a window overlooking the rear garden and mature trees beyond, picture rail and wooden fireplace with cast iron insert and original tiled hearth. The ensuite shower room, with wood panelling comprises, corner shower enclosure, WC, wash basin and towel radiator. The third bedroom, currently presented as an office, is a comfortable double with window to the side, original painted slate fireplace with cast iron insert, picture rail and a slim built-in cupboard. The family bathroom is a good size and benefits from wood panelling, window to the side and comprises a bath with glazed screen and shower attachment, WC and wash basin.

















Stairs rise to the second floor with three further bedrooms, a study/storeroom and an ensuite bathroom. The first of the bedrooms, a comfortable double, has a vaulted ceiling and two Velux windows offering views to the side towards the Mendip Hills. The second bedroom is notably spacious, currently accommodating a superking bed with ease, and features a vaulted ceiling with loft hatch and window to the side. The ensuite bathroom, with Velux window benefits from wood panelling, wood floor, shower enclosure, WC and vanity basin with shelving around. Leading off the second bedroom is a third bedroom, which is single in size and has a Velux window. From this bedroom a door opens into a further room again with Velux window, which is currently used for storage but could equally be used a study or further single bedroom. With the second and third bedroom adjoining one another this would make an ideal family guest suite, if required.

### OUTSIDE

At the front of the property, a wrought iron gate opens to steps leading up to the front garden. A path leads to the front door and then around the side of the property to the back door and rear garden. The front garden is mainly laid to lawn with mature hedges and a mature holly tree.

The rear garden accessed from the path, the conservatory and the rear parking area is mainly laid to lawn with mature hedges, mature trees and a raised border planted with flowers. A gate leads to a parking area with space for five cars. Please note: The neighbouring property has a right of access across the parking area, this does not affect the enjoyment of the parking area. To access the parking area from Portway, turn into the driveway of Claremont House, continue around past the building and turn left into the parking area for number 36. Three parking spaces can

be found on the left, immediately adjacent to the garden wall, and two further spaces can be found immediately on the right.

### 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

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 on the right. For parking purposes: Immediately after turning into left Portway turn right into the drive of Claremont House (34 Portway) and follow the drive around the house to the rear where the parking area for 36 can be found on the left.

For viewing purposes: A representative from Cooper and Tanner will meet you in the parking area at the rear of the property.

REF:WELJAT15072024



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** E

**Heating:** Gas central heating

**Services:** Mains drainage, mains water Gas & electricity.

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



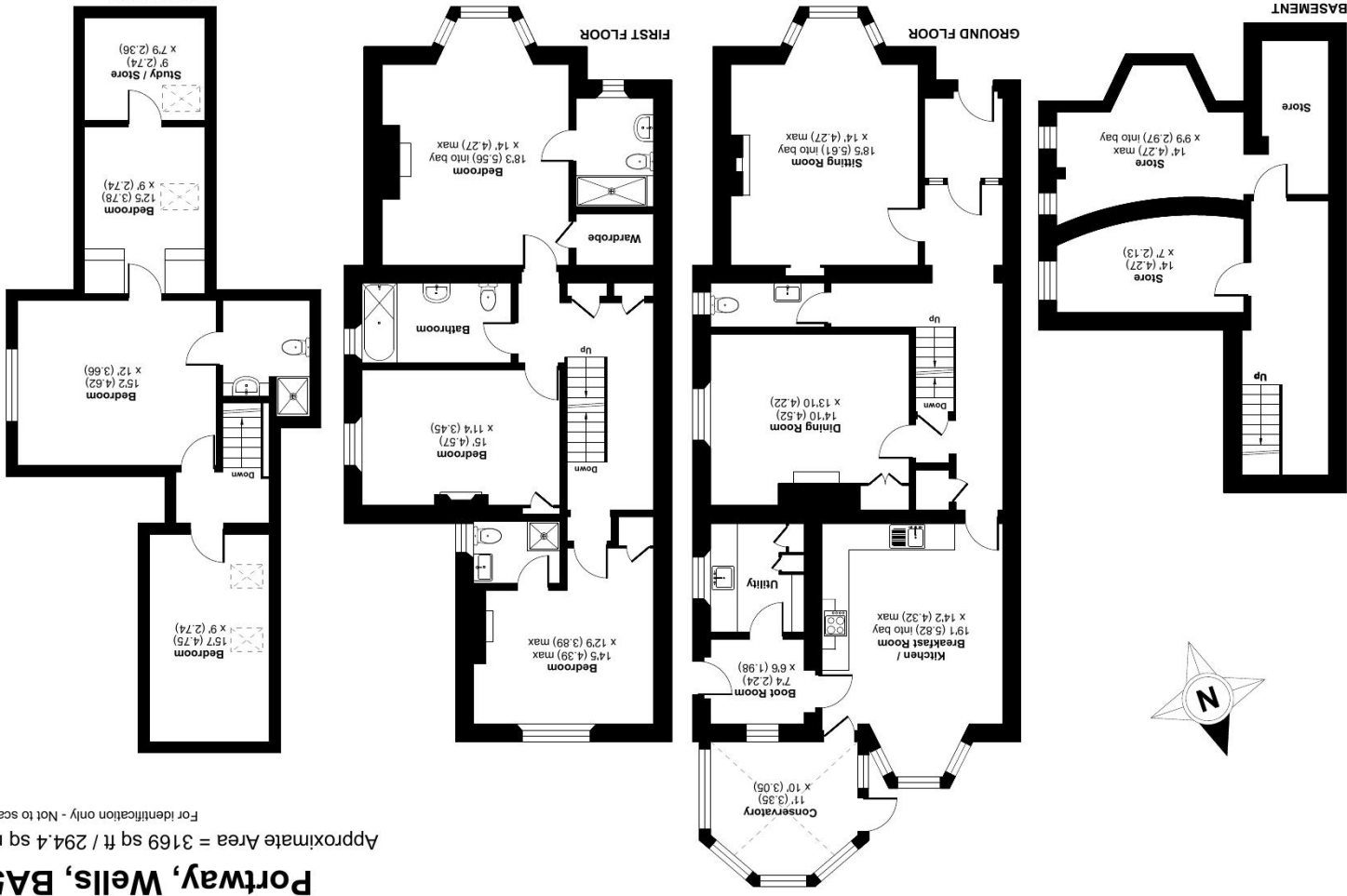
### Nearest Schools

- Wells (primary & secondary)

# Portway, Wells, BA5

Approximate Area = 3169 sq ft / 294.4 sq m

For identification only - Not to scale



**RICS**  
Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecomm 2024.

Produced for Cooper and Tanner. REF: 1152564

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