



13 St. Cuthbert Street, Wells, BA5 2AW

£395,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

Set in the heart of the city of Wells, overlooking St. Cuthbert's Church and just moments from the High Street is this well-presented mid-terraced period property. The property is set out over three floors and comprises; an open plan sitting and dining room, wet floor shower room and WC, attractive kitchen/breakfast room, three double bedrooms, family bathroom enclosed south facing garden and versatile stone and timber outbuilding.

Upon entering is a welcoming entrance lobby with flagstone floor. A glazed door leads through to the main hall, again with flagstone floors and having a dado rail, two useful understairs cupboards and space for coats and shoes. From the hall two period four panel doors open into both the sitting and dining rooms. At the front of the house is the sitting room, with sash windows offering views of the impressive St. Cuthbert's Church - directly opposite. This tastefully appointed room features solid oak wood flooring, traditional style column radiator, two shelved alcoves and a cast iron fireplace with pinewood surround and tiled hearth as the focal point. Folding double doors open to the dining room and offer the versatility of closing them to make two separate rooms or opening them to create a larger, dual aspect space. The dining room has a four-pane sash window looking out to the garden, solid oak wood flooring, traditional column radiator and mid-century tiled fireplace with painted timber surround and gas fire in situ. Open to the hall is the kitchen/breakfast room. Upon entering, immediately to the left is a downstairs cloakroom with roof window, WC, wash basin and wet floor shower. The kitchen/breakfast room is a lovely space with vaulted ceiling, Belfast sink, extractor hood, a mix of old pine cabinets and more modern cabinets finished in a soft sage

green, wooden worktops and upstands with both upper cabinets and open shelving. Within the kitchen is space for a cooker along with space and plumbing for a washing machine. A peninsula unit/breakfast bar neatly divides the kitchen from the breakfast area. which is a bright space with roof window, side window and French doors to the rear garden. There is ample space for a table to seat four to six people comfortably.

From the hall, stairs rise to the first-floor landing with sash window to the rear, wall mounted 'Logic' boiler and access to two of the three bedrooms and a further useful understairs cupboard. To the front is the generously proportioned principal bedroom with two sash windows offering wonderful views of the church. The bedroom features exposed floorboards and a cast iron fireplace with marbled slate surround and slate hearth with alcoves on either side. There is plenty of space for a king size bed and additional bedroom furniture. To the rear of the property is a second double bedroom with exposed floorboards, cast iron fireplace with slate mantle shelf.

From the landing a door opens to a further staircase leading to the second floor. On the second floor is a third double bedroom and the family bathroom. The bedroom is a comfortable double with dormer window to the rear, part vaulted ceiling, exposed floorboards and painted cast iron fireplace with painted slate surround. The family bathroom is generously proportioned and features a part vaulted ceiling, dormer window, bath with overhead shower, traditional style pedestal wash basin and a 'loo with a view' - with a fantastic view of the church. To one side is a good-sized airing cupboard - ideal for towels and linens.









OUTSIDE

The enclosed rear courtyard garden, accessed via French doors from the kitchen/breakfast room, is south facing and benefits from sun throughout the day. It is mainly laid to gravel, for ease of maintenance, with raised borders on either side, planted with mature shrubs and spring bulbs. There is space for outdoor furniture and entertaining and is an oasis of calm in the heart of the city. The garden wraps around the side of the kitchen with further raised borders and space for outdoor storage.

At the back of the garden is a versatile stone and timber outbuilding which benefits from light and power. This currently provides a useful storage/workshop space but could equally be used as a home office, gym or garden studio.

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 and all day on a Sunday.

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 Priors 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 right, directly opposite the church. You can park in the parking bays outside or opposite for 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 with the church on your right, Number 13 can be directly opposite the church.

REF:WELJAT17022026



Local Information: Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, mains water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary



Nearest Schools

- Wells

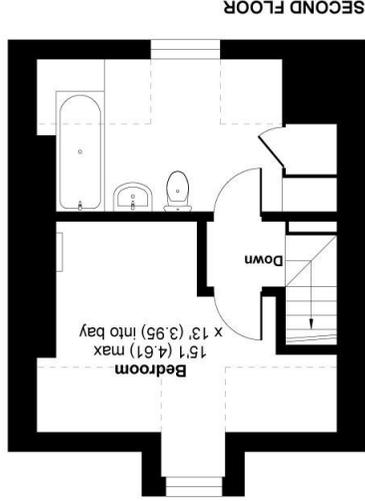
St. Cuthbert Street, Wells, BA5

Approximate Area = 1144 sq ft / 106.2 sq m
 Limited Use Area(s) = 69 sq ft / 6.4 sq m
 Outbuilding = 67 sq ft / 6.2 sq m
 Total = 1280 sq ft / 118.9 sq m

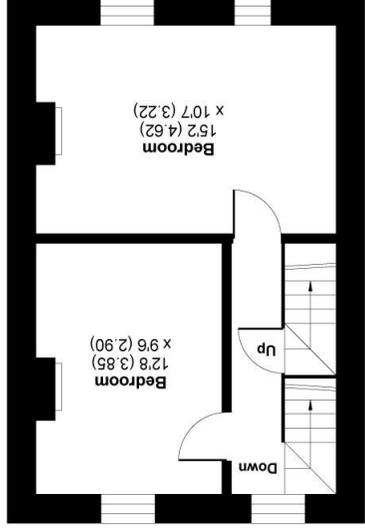
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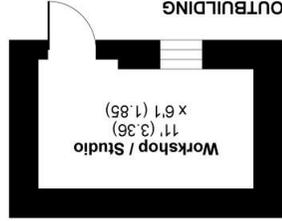
Denotes restricted head height



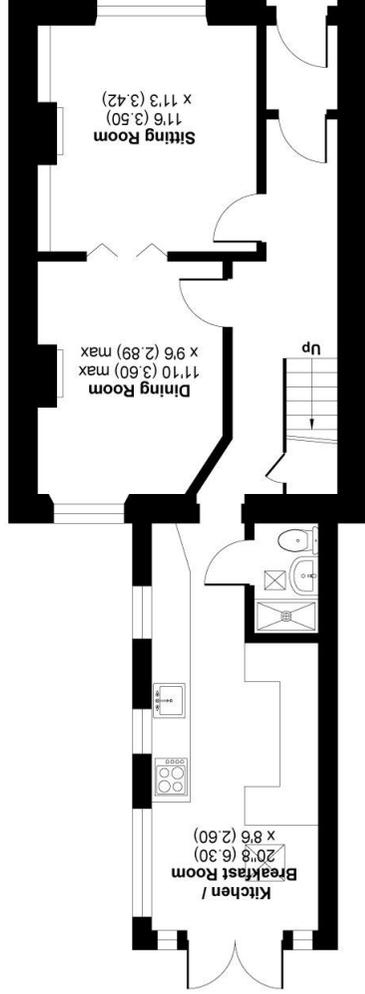
SECOND FLOOR



FIRST FLOOR



OUTBUILDING



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2026. Produced for Cooper and Tanner. REF: 1414881

WELLS OFFICE
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