



Thistledown, Pelting Drove Priddy, Wells BA5 3BA

£795,000 Freehold

COOPER
AND
TANNER



Thistledown, Pelting Drove, Priddy, Wells, BA5 3BA

 3  3  1 EPC D

£795,000 Freehold

DESCRIPTION

Set in the popular village of Priddy, just a short walk from the village green, is this double fronted stone house. The property was built in 2000 and features an open plan kitchen/dining room, generous sitting room, three double bedrooms, utility room, conservatory and study/playroom, along with off-road parking, attractive gardens, paddock, workshop and stone-built outbuilding. The property is subject to probate and is offered to the market with NO ONWARD CHAIN.

Upon entering the property is large and welcoming entrance porch with tiled slate floor, window to the side, wood panelled ceiling and plenty of space for coats and shoes. A ledge and braced door open into the generously proportioned kitchen and dining room. This characterful room benefits from a dual aspect, tiled slate floor and high ceilings with exposed wooden beams. The kitchen and dining space are naturally divided by a brick chimney breast housing a stunning cream AGA with two hot plates. To the front of the room is the dining area which can easily accommodate a dining table to seat twelve to fourteen people. The kitchen features a range of bespoke pine cabinetry, one and a half bowl stainless steel sink and space for a freestanding electric cooker and fridge freezer. Standing at the kitchen sink, is a view through to the conservatory and gardens beyond. Adjacent to the kitchen is a bright utility room with high, wood clad, sloping ceiling and Velux windows. This useful space has a terracotta tiled floor, sink and further cabinets, along with space and plumbing for a washing machine, dishwasher and tumble dryer. At one end is a separate cloakroom with WC and wash basin. At the opposite end of the utility room, a short passage opens into a further reception room. This versatile space, with high, wood clad ceiling, is currently presented as a study but could also be used as a playroom or snug and features a door to the conservatory and window looking out to the garden. In one corner is a large walk-in cupboard, offering

plenty of storage and housing the oil-fired boiler. The sitting room, which can be accessed from both the kitchen and dining areas, is again a characterful room with exposed beams, wood floor and a natural stone chimney breast with wood beam and woodburning stove as a focal point. This dual aspect room, offers plenty of space for comfortable furniture and has a sash window to the front and French doors to the rear, opening into the conservatory. The conservatory, with tiled floor, offers a great space for comfortable seating and the perfect spot to sit and enjoy the garden. Two sets of French doors open out to the patio and gardens beyond, and a further door opens to the study.

From the kitchen and dining room a wooden staircase leads up to the spacious first floor landing. The landing features a window to the front, a loft hatch and leads to the three bedrooms and family bathroom. The principal bedroom is generously proportioned with high ceiling, exposed beam, built-in shelved airing cupboard (containing the hot water tank), wonderful views over the garden and surrounding countryside and an ensuite WC with wash basin. The second bedroom, also benefiting from views of the garden and beyond, is again a good size double with exposed beam. To the front of the house, is a further double bedroom with exposed beam. The family bathroom is notably spacious and features a sash window to the front (please note: the stained glass panels will be removed). The bathroom comprises; a large corner shower, roll top bath with claw feet, traditional WC and wash basin.

OUTSIDE

To the front of the property is a gravelled parking area for two cars, enclosed by a natural stone wall. From here a path leads through an area of lawn to the front door. At the far side of the front garden is a stone-built outbuilding. This versatile space









OUTSIDE (continued)

with velux window and side window is currently used for storage. It benefits from light, power and heating and offers a multitude of uses including, space for home-based business, artist studio or workshop. At the side of the house a wide pedestrian (or equestrian) gate leads to the rear garden.

Running along the entire rear of the house is a patio with built-in seating, making the ideal space for outdoor dining and entertaining. Steps and a ramp lead up to the rear garden which is mainly laid to lawn with planted flower beds, mature shrubs and mature trees including oak, silver birch, fig and apple. Within the garden are two wooden sheds, and a large, partially insulated, wooden workshop which benefits from light and power. At the far end of the garden, accessed by both a five-bar gate and a pedestrian gate is a paddock, enclosed by dry stone walling and benefitting from a water trough.

LOCATION

Priddy is a popular and vibrant village, centred around the village green and situated in an Area of Outstanding Natural Beauty (AONB) on the southern slopes of the Mendip Hills, approximately 4 miles from Wells. The village boasts a Church, a well-supported public house, a primary school, village hall, cafe, and is famed for its folk festival as well as many other events throughout the year. There are numerous countryside walks from your doorstep including the National Trust run, Ebbor Gorge along with Deerleap offering panoramic views towards the Somerset coast.

Nearby, 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

Proceed out of Wells on the A39 Bristol Road. After approximately three miles, turn left signposted Priddy and continue until reaching the village for approx 2 miles. Upon entering the village, take the first left into Pelting Drove, continue for approx 300m passing 'The Queen Victoria' public house on the right and the property can be found on the right-hand side.

REF:WELJAT20102025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: F

Heating: Oil Fired Central Heating

Services: Private drainage via septic tank, mains water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary



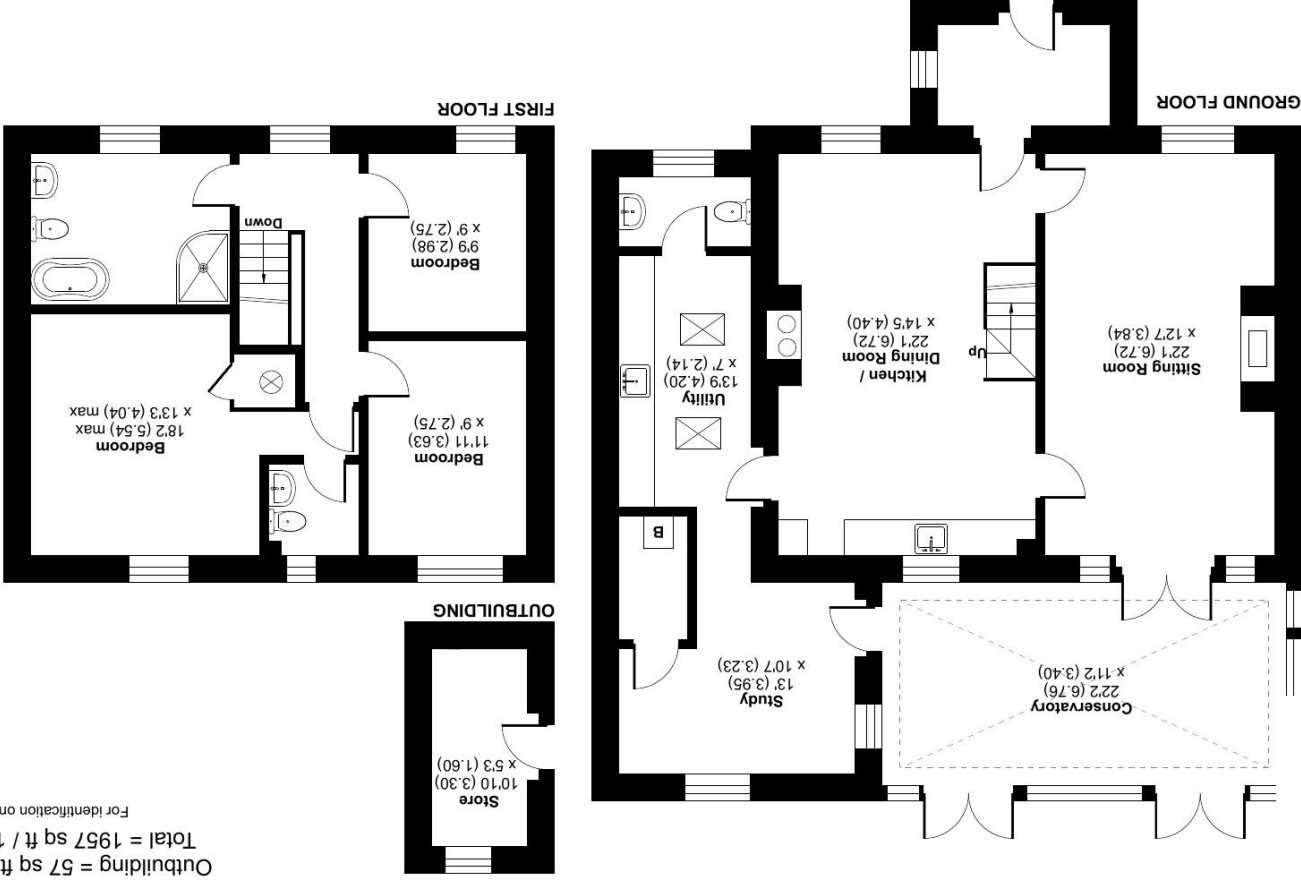
Nearest Schools

- Priddy (Primary)
- Wells (Primary & Secondary)



Pelting Drive, Priddy, Wells, BA5

Approximate Area = 1900 sq ft / 176.5 sq m
Outbuilding = 57 sq ft / 5.2 sq m
Total = 1957 sq ft / 181.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Cooper and Tanner. REF: 1353558

WELLS OFFICE

telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



COOPER
AND
TANNER