



72 Portway, Wells, BA5 2BP

£675,000 Freehold

COOPER
AND
TANNER



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 5  2  2 EPC C

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DESCRIPTION

A beautifully presented period property with an array of features, situated only a short stroll from the city centre and benefitting from a large garden, garage and ample parking. Having been updated and renovated by the current owners, the house offers a versatile layout to either be used as a large four bedroom home with separate, self-contained, one bedroom apartment or a substantial five bedroom family home.

Upon entering the house is a light and airy hallway with ornate stained glass windows, panelling on the wall herringbone floors leading through into the kitchen/dining room. The kitchen comprises a range of fitted units topped with stone worktops, space for a range cooker, fitted dishwasher, discreet under counter bin, larder style cupboard, ample space for a table for six to eight people along with a dual aspect and views over the garden. The sitting room features a south facing bay window with window seat to the front of the house along with a wood burner as the focal point. From the main hall is a utility

room with plumbing for white goods, storage and a w/c whilst also providing access out to the enclosed rear gardens.

To the first floor are two spacious double bedrooms, one being a dual aspect with views overlooking the garden and the principal bedroom to the front with a bay window, built-in wardrobe, fireplace and a beautifully finished ensuite shower room. The main bathroom is situated on the first floor which comprises a bath with shower above, toilet, wash hand basin and heated towel rail.

The second floor features two further double bedrooms and a study/dressing room, both of the bedrooms having feature fireplaces and views towards countryside.

OUTSIDE

The imposing property has a parking area for three to four cars on the front drive with a pathway leading to the front doors for either the ground floor or lower ground floor. To the side









Lower Ground Floor Apartment



Lower Ground Floor Apartment



Lower Ground Floor Apartment

OUTSIDE (continued)

of the house is a substantial garage with features an inspection pit, light, power and a sink. Accessed from Lethbridge Road is a rear driveway which provides access to the back of the property for additional parking and gardens. The gardens are mainly laid to lawn with a wide variety of shrubs, trees, flowers and patio area at the rear of the house provides a great space for outside furniture and entertaining.

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.

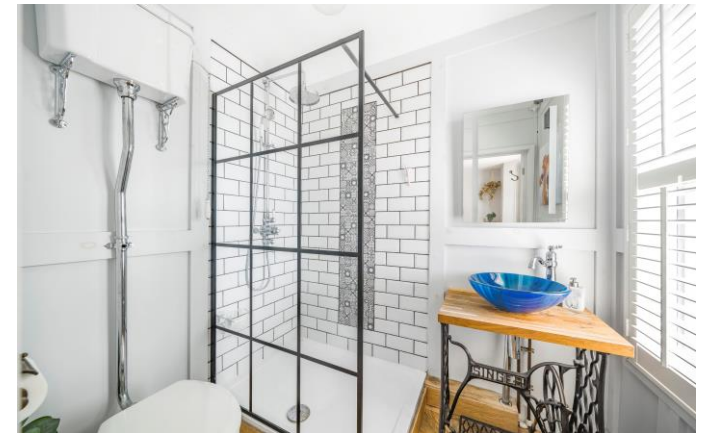
VIEWING

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

DIRECTIONS

From the Wells Office, turn left and carry on along Priory Road, at the roundabout take the third exit onto Strawberry Way. At the first set of traffic lights go straight across. At the next set of traffic lights turn left into Portway, number 72 can be found after approx. 200m on your right hand side.

REF:WELJAT14082024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



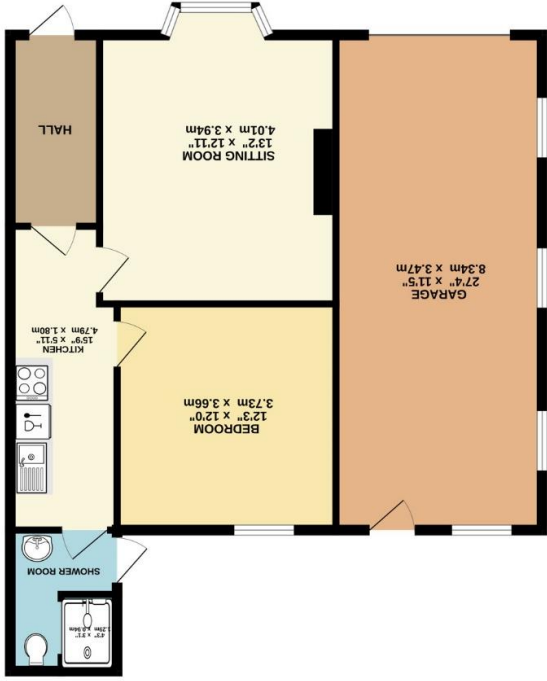
Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads



Nearest Schools

- Wells (primary and secondary)



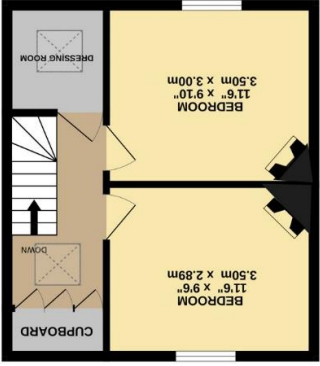
LOWER GROUND FLOOR
853 sq.ft. (79.2 sq.m.) approx.



GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



FIRST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



SECOND FLOOR
324 sq.ft. (30.1 sq.m.) approx.

TOTAL FLOOR AREA : 2249 sq.ft. (209.0 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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