



74 Southover, Wells, BA5 1UH

£350,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

Set in the heart of Wells, just a stone's throw away from the High Street, Cathedral and Bishop's Palace is this beautiful three bedroom character cottage with gorgeous gardens, garden studio and garage.

The property has been enhanced by the current owner who has created a light and welcoming home, ideal for city centre living. A door at the front of the property opens to a shared pathway providing access to the house. Upon entering the house is a spacious kitchen/dining room featuring a terrazzo floor, an array of fitted units with soft close doors and drawers and topped with wooden worksurfaces, an electric oven, induction hob, dishwasher and integrated modern two drawer fridge along with ample space for a dining table to accommodate four to six people. Adjacent to the kitchen is a utility room with further storage, a sink unit, large larder cupboard, separate w/c and a door opening out to the shared pathway to the side of the house. The sitting room is also a well-proportioned room with a wood burner as the focal point and a wonderful sunny aspect over the front gardens.

To the first floor are three bedrooms and the main shower room which features a large walk-in shower, toilet and wash hand basin. Two of the bedrooms are spacious doubles with one having the benefit of a dual aspect and the other having a lovely view over the front gardens. The third bedroom is a good sized single/small double which could equally be used as a marvellous work from home office if desired.

OUTSIDE

The garden for the property is accessed via a short stroll up the shared pathway to reveal a private area to unwind and relax. The garden features a wide variety of shrubs, bushes, mature roses, clematis, flower beds and vines. The secluded garden gets sunshine throughout the day and makes for a great space to socialise and entertain. A substantial summerhouse features light and power and would also make a perfect space to work from home or to be used as an artist studio or a quiet space to read a book. The garage can also be accessed from the path, single in size, it is marvellous additional storage or parking if desired.









LOCATION

Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays.

Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible.

There are good road connections to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Castle Cary (about 20 minutes drive away) to London Paddington.

Sporting facilities in the area include racing at Wincanton and Bath, golf at Wells and near Oakhill, sailing or fishing at Chew Valley and

Blagdon lakes. In addition, there is a Leisure Centre in Wells offering a variety of recreational facilities.

VIEWING

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

DIRECTIONS

From the Wells office, in Broad Street. Take the first left into St. John's Street and then turn right into Southover. The property can be found on the right hand side of the road after approx. 200 metres.

REF:WELJAT02062023



Local Information Wells

Local Council: Mendip District Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, gas, water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

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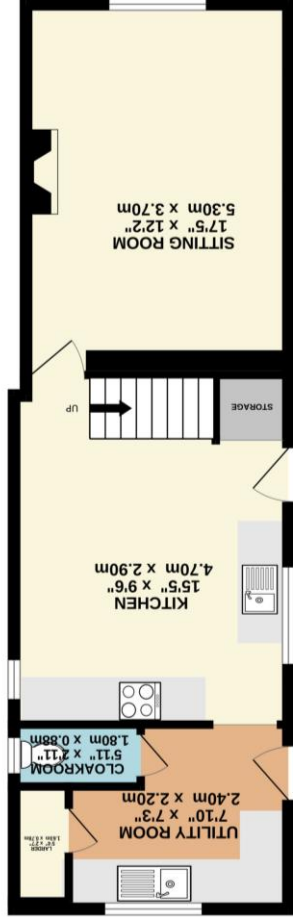
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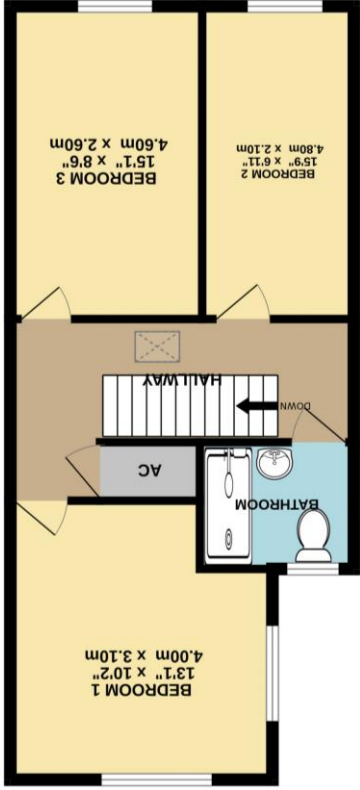
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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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74 SOUTHOVER, WELLS, SOMERSET, BA5 1UH



Ground Floor



First Floor