



70 Portway, Wells, BA5 2BP

£575,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

A splendid and beautifully refurbished five bedroom period townhouse offering a wealth of features, beautiful gardens and off road parking. The property has undergone a full scheme of renovations including new kitchen, bathrooms, boiler, central heating, beautiful reclaimed bronze traditional style radiators, flooring and electrics making a marvellous and stylish family home. The house is arranged over four floors, with spacious and versatile accommodation throughout.

Upon entering the house is an entrance hall with bespoke stained glass panel over the front door, black and white tiled checkerboard floor, tiled wall up to dado level and original half panel stained glass door to the main hall. The spacious hall, again with black and white tiles, features a dado rail, high ceilings, ornate plaster work arch with bronze coloured detailing and door to both the kitchen and formal sitting room. The sitting room, with dark wood floors, is an elegant room with a large bay window to the front, picture rail, ornate cornicing, built-in cupboard with shelves above and a Victorian marble fireplace with cast iron tiled insert, open fire and tiled hearth as the focal point. The recently fitted kitchen with herringbone wood effect flooring, comprises a range of pale sage Shaker style cabinets with 'soft close' doors and drawers, topped with low profile pale grey slate effect worktops with bronze edge with inset double Belfast sink and wonderful views over the garden to the Mendip Hills in the distance. An exposed brick chimney breast offers space for a range cooker and features a rustic tiled splashback. In the centre is an island offering further storage and topped with solid wood worktops. Within the kitchen is a 'magic corner' cabinet, walk-in shelved pantry, integrated dishwasher and space for a fridge freezer. At the far end of the hall is an opaque glazed door leading to a

cloakroom/utility room. This space has black and white tiled floor, traditional style basin, hidden cistern WC with built-in shelves and storage and finished with stylish forest green paintwork. This 'Loo with a view' also benefits from far reaching views towards the Mendip Hills, a door to the garden and space and plumbing for a stackable washing machine and tumble dryer.

Stairs lead to the lower ground floor which comprises a dining room, second sitting room/bedroom five and shower room. To the front is a separate access with steps leading up to the front parking area. A lobby with wide oak floorboards opens into a spacious dining area with window to the rear, door leading to the rear garden (via steps) and built-in cupboards housing the boiler and pressurized water cylinder and offering both drying space and storage. The dining room can comfortably accommodate a table to seat eight to ten people. To the front, is a bright second sitting room or fifth bedroom with high level bay window and built-in cupboard with sliding door. This versatile space also offers the possibility of a home-based business - having the benefit of a separate access. Beyond the dining room is a shower room comprising; corner shower enclosure with waterfall and handheld sprays, traditional style WC and wash basin along with a rear aspect.

To the first floor are two spacious double bedrooms, a family shower room and a single bedroom, currently presented as a dressing room. To the front is a spacious double bedroom with painted floorboards, bay window with window seat and bespoke shutters. To the rear is a second spacious double bedroom again with painted floorboards along with far reaching views and bespoke shutters. Adjacent to the front









DESCRIPTION (continued)

bedroom, is a single bedroom with window to the front, bespoke shutters and painted floorboards. This room is currently presented as a dressing room but could equally be used as a study or nursery.

To the second floor is a stunning principal bedroom suite with dark wood effect floor, dual aspect with both dormer windows and roof windows, bathing the room in an abundance of natural light. This generously proportioned room benefits from far reaching views both to the front and rear. A beautiful freestanding 'Coppersmiths Creations' copper bath takes pride of place under the gently sloping eaves along with a wooden vanity unit with copper countertop basin and discreetly tucked away WC.

OUTSIDE

To the rear, accessed from both the lower ground floor and ground floor is a large patio area ideal for outside furniture and entertaining with a wonderful hot tub (included in the sale). Making a lovely space to enjoy the glorious views towards the Mendip hills. Steps lead down to the main part of the garden which is predominately laid to lawn with mature planting and a wooden bike store. At the far end of the garden is a gravelled area with a greenhouse.

At the front of the house is a driveway with parking for one to two cars. A gravelled area with sleeper steps offers space for garden pots. Steps lead up to the front door and down to the lower ground floor.

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 70 can be found after approx. 200m on your right hand side.

REF:WEUJAT29042025

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



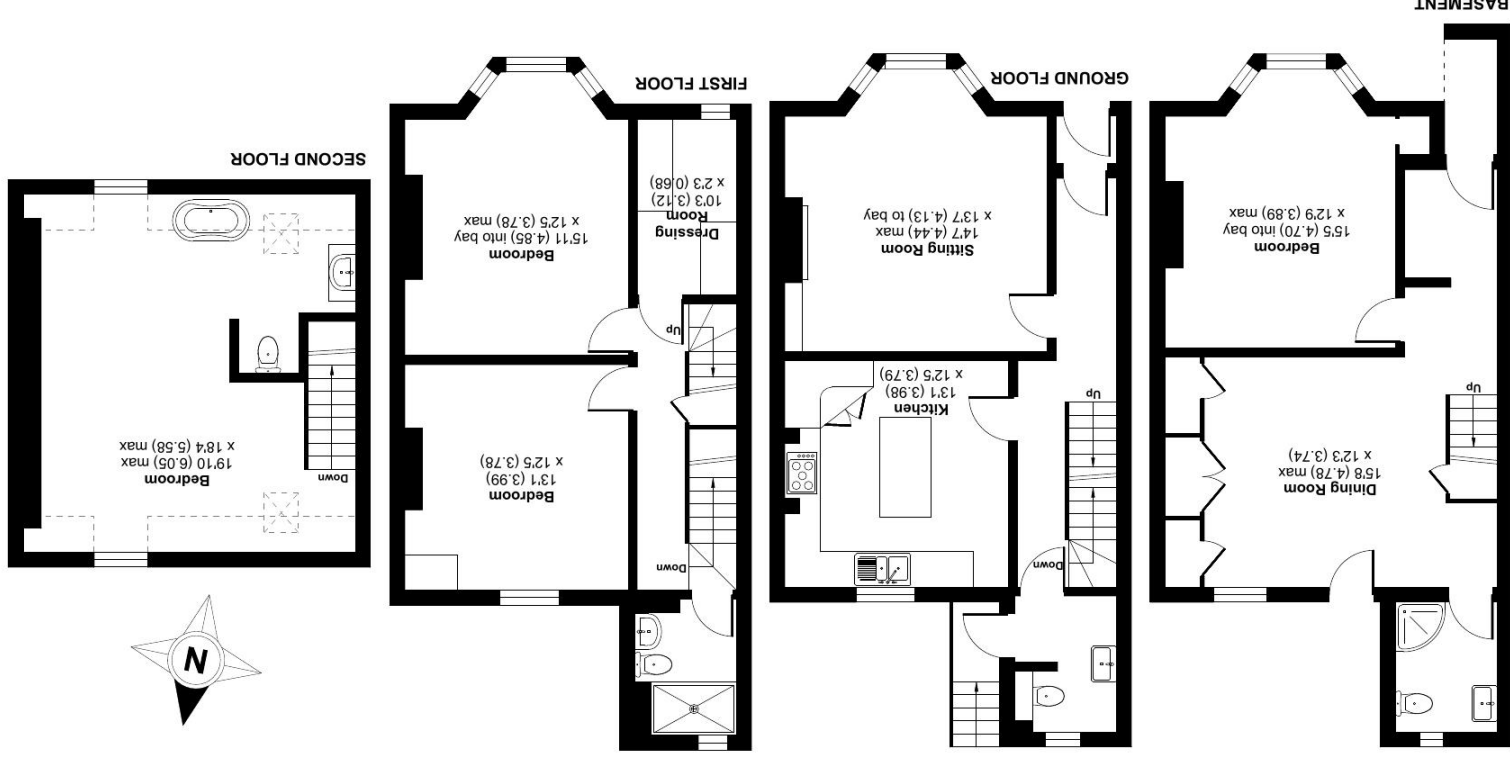
Nearest Schools

- Wells (primary and secondary)



Portway, Wells, BA5

Approximate Area = 1955 sq ft / 181.6 sq m
Limited Use Area(s) = 60 sq ft / 5.5 sq m
Total = 2015 sq ft / 187.1 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). © nchecom 2025. Produced for Cooper and Tanner. REF: 1280502

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