



18 Market Street, Wells, BA5 2DS

£325,000 Freehold

COOPER
AND
TANNER



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 2  2  1 EPC To follow

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DESCRIPTION

A beautifully renovated character cottage set within the heart of the city centre. The property has been thoughtfully designed and stylishly decorated throughout in tasteful tones and benefits from a new kitchen, bathroom and attractive south facing gardens. Offered to the market with NO ONWARD CHAIN.

Upon entering is an entrance hall with panelled wall, coir matting and ribbed glass door leading through to the inner hallway. The hall, with stairs the first floor features a dado rail, generous shelved understairs cupboard/pantry and a panelled door, blocked off from the sitting room with shelf above and used as a natty space for coats. A little further along is a opening leading through to the open plan sitting and dining room. This light and airy room benefits from a dual aspect with French doors opening from the sitting room to the South facing front garden and a window in the dining area. The sitting room benefits from high ceilings, picture rails, wooden floors and a painted timber fireplace with brick inner, slate hearth and a wood burning stove as the focal point. The dining room, again with high ceilings, has bespoke fitted cupboards, Jute flooring, picture rail, open fireplace with stone hearth and offers plenty of space to accommodate a table to seat eight comfortably. The recently fitted kitchen features black quarry tiled floor, bespoke cabinetry with Shaker style doors and drawers with an attractive forest green painted finish and topped with solid wood

countertops. Within the kitchen is a Belfast sink and integrated appliances including a dishwasher, undercounter fridge and under counter freezer. At the far end is a chimney breast with tiled splashback and space for a range cooker. Open shelving with feature lighting offers further storage and display space. Beyond the kitchen is a utility room with panelled walls, window to the rear, open shelving and wooden worktop, along with space and plumbing for a washing machine. Adjacent is a downstairs cloakroom, again with panelled walls and open shelves and a hidden cistern WC.

Stairs rise to the first floor landing with exposed wood floor and space for furniture, if desired. The principal bedroom is a generous double with picture rail, exposed wooden floorboards, built-in wardrobes and a wooden fireplace with cast iron insert and slate hearth. To the front are two sash windows enjoying a southerly aspect over the pretty front garden. A further double bedroom, located at the rear of the house, is again a good size and has a sash window to the side, exposed wooden floorboards, marbled slate fireplace with arched cast iron insert and built-in wardrobes - one housing the pressurised water cylinder. The family bathroom is a generous size and features wood panelling, bespoke cabinetry, storage nook, wall lights and peg rails along with freestanding roll top bath, hidden cistern WC, wash basin and large walk-in shower.









OUTSIDE

To the front of the house is an enclosed garden with patio area. The garden is thoughtfully designed and cleverly planted, with mature trees, shrubs, climbing plants and an array of flowers, and offers privacy and seclusion whilst still being the heart of the city. The patio, which can be accessed from the French doors in the sitting room, is perfect for outdoor furniture and entertaining.

The rear garden is fully enclosed and has a wide path to the side leading to a larger courtyard area. The courtyard is mainly laid to bark, for ease of maintenance, with a paved patio area in one corner. There is scope to add colour with pots or planting, as desired.

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

On Foot - From our office in Broad Street turn left and then first right into Queen Street. Take the first left into Market Street and the property can be found after approximately 60m on the right hand side.

REF:WELJAT03062025



Local Information: Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Modern electric radiators

Services: Mains drainage, mains water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary



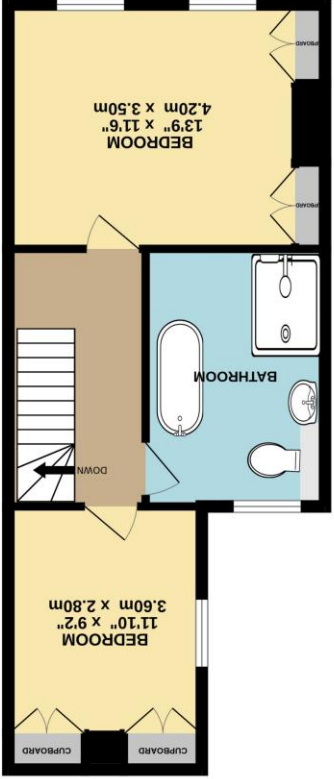
Nearest Schools

- Wells

GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the footprint 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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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.

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