



The White House, 71 Portway, Wells, BA5 2BJ

Freehold £690,000

COOPER
AND
TANNER



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£690,000 Freehold

DESCRIPTION

A splendid three to four bedroom Art Deco style detached family home situated within close proximity to the city centre with Cathedral Views and spectacular roof terrace. The house has been lovingly improved and enhanced over the years with part triple glazing, large kitchen and low maintenance south facing gardens.

Upon entering the house is a spacious hall with w/c, storage and leading into the open plan kitchen/dining room. The kitchen comprises a range of fitted units with space for a range cooker and dishwasher, a sunny dual aspect and ample area for a table for six people to dine. French doors open out to the conservatory, a wonderful additional sitting area with views and French doors opening out to the enclosed rear gardens. The well-proportioned sitting room benefits from a gas fire as the focal point, wooden floors, picture rail and two sets of French doors opening out to the garden. The formal dining room is currently used as a home office but equally could be created into a bedroom if desired. The spacious room has a dual aspect with a door opening to the front of the house which

can be cleverly disguised behind double garage doors, if desired.

Beautiful, original curved Crittal windows illuminate the staircase leading up to the first floor landing. All three of the bedrooms are doubles in size, one of which having a Juliette balcony with gorgeous views towards Wells Cathedral and all of the rooms have views overlooking the gardens. The fully tiled shower room comprises a large walk-in shower and wash basin with a separate w/c adjacent.

Stairs rise to the second floor with a further room which could be used as a study, playroom, reading room or occasional bedroom, if desired. With wonderful views towards the Portway and a door opening to the roof terrace with incredible views over the city and the West Front of Wells Cathedral.

OUTSIDE

The garden has been designed to be low maintenance with is being mainly laid to patio making it ideal for outside furniture and entertaining. Within the garden are flower









OUTSIDE (continued)

beds planted with abundance of flowers and shrubs, along with a pond, potting shed and block-built store attached to the house. Access can be had to the side of the house which also leads to the parking area which can accommodate two cars. The driveway is owned by this property with a right access for one neighbouring house with shared maintenance.

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 our offices in Broad Street, Wells, continue into Priory Road and for a further 400m, to the roundabout. At the roundabout take the third exit onto Strawberry Way. At the traffic lights go straight across, passing Halfords on your right. At the next set of traffic lights turn left onto Portway and the driveway for property can be found 60m further along on the left.

REF:WELJAT01102024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary

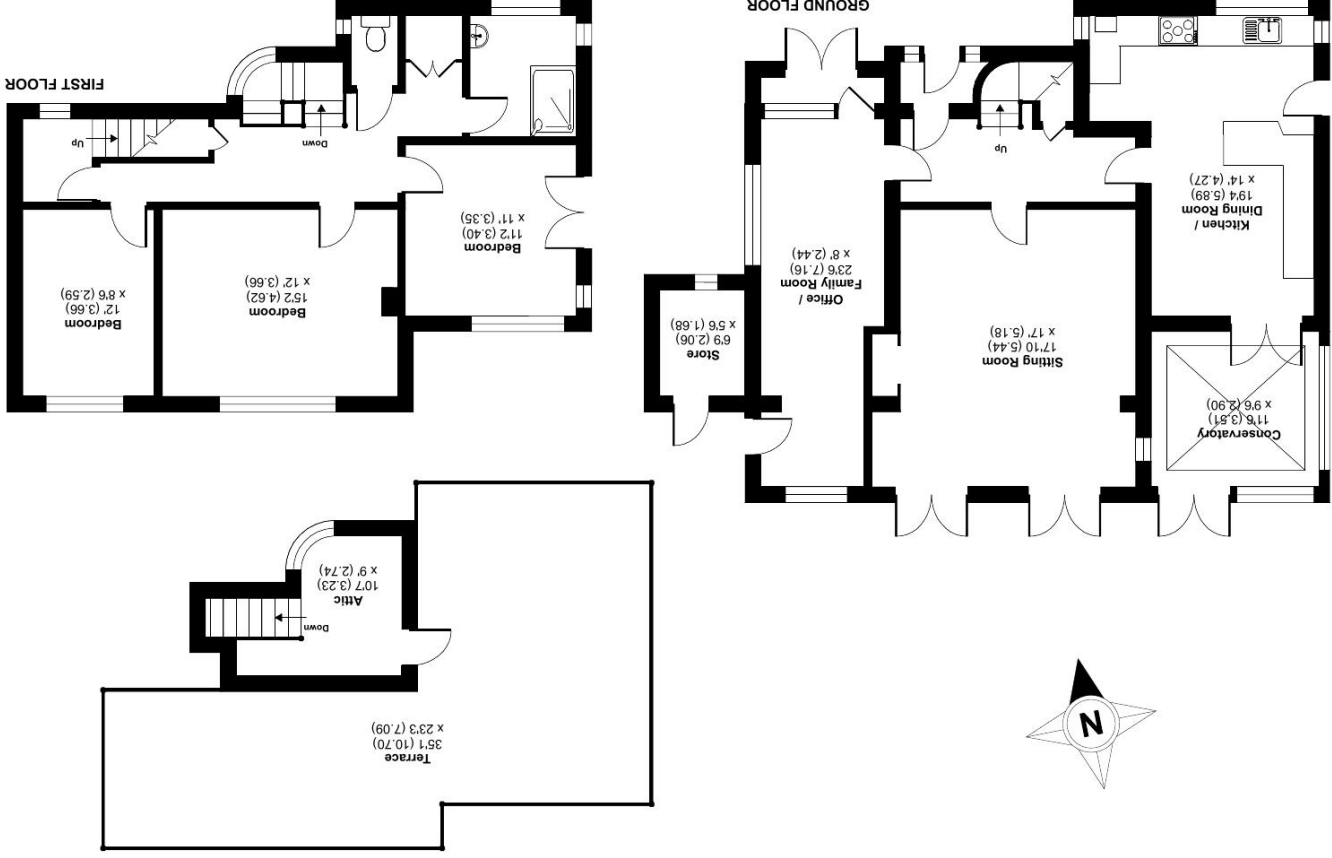


Nearest Schools

- Wells

Portway, Wells, BA5

Approximate Area = 1789 sq ft / 166.2 sq m
 For identification only - Not to scale



Certified Property Measurer
 RICS
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nhdhccom 2024.
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WELLS OFFICE

telephone 01749 676524

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

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