



Lime Kiln House, Pelting Drove, Priddy, Nr Wells, BA5 3BA

Guide Price
£950,000 Freehold

COOPER
AND
TANNER



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 5-6  3-4  5 EPC B
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DESCRIPTION

Set on a quiet lane, in the sought-after village of Priddy is Lime Kiln House. This thoughtfully designed property was built in 2020 and benefits from spacious accommodation with high quality fixtures and fittings throughout, including polished limestone floors, solid oak doors and floors, bespoke 'Neptune' kitchen and triple glazed aluminium clad timber windows. The property is arranged over three floors with an open plan kitchen/dining/family room, sitting room, utility room, study/bedroom six, four further bedrooms (two ensuite), a generous family bathroom and a 'granny' suite on the second floor with sitting room, bedroom and shower room. Attractive west facing gardens sit to the rear of the property with a stone-built workshop/studio. There is ample off road parking and glorious countryside views to both the front and rear. Although beautifully appointed, the property does require finishing in some areas, affording the new owner the opportunity to add their own stamp.

Upon entering is a spacious entrance hall with polished limestone tiles, glazed oak staircase and leading to the main living accommodation. To one side is the study with solid oak floor and window to the front offering views over open fields. This versatile space could also be used as a playroom or sixth bedroom. From the hall, half glazed double doors lead to the spacious sitting room with oak floors, front aspect with countryside view, chimney breast with space for a woodburning stove, bespoke cabinetry with concealed lighting and space for a TV. There is plenty of space for comfortable seating and additional furniture, along with double doors to the kitchen/dining/family room. The kitchen/dining/family room which can also be accessed from the hall and utility/boot room, runs along the entire width of the house. This stunning room benefits from polished limestone floor, oak beams and naturally divides to offer three distinct areas. The kitchen, with windows to the side and patio doors to the garden, features a range of bespoke cabinetry, designed and fitted by 'Neptune' kitchens and finished in 'shingle and shell' eggshell. Within the kitchen are open shelves, a breakfast/coffee nook with shelves and folding doors, pull out bin, Meile integrated appliances including, dishwasher, wine fridge and extractor, deep pan drawers and ample cupboards, all with soft close. A stunning 'Everhot' range cooker with three ovens, warming oven, hot plate and induction hob is available by separate negotiation. To one side is space and plumbing for an American Style Fridge freezer with additional cupboards above and on either side. A large central island offers further storage and features 'Silestone' countertops, double Belfast sink and

seating for three people. A 'secret' door, disguised as a bookshelf, opens to reveal a fantastic pantry with bespoke shelving concealed lighting and wine racks. The dining area has triple bi-folding doors to the garden and has space to accommodate a table to seat ten people comfortably. A curved peninsula unit with space for a TV above, divides the dining area from the family area and offers further cabinets, open shelving and wine storage - all topped with limed oak. The family area has space for comfortable seating and patio doors to the garden. Accessed from both the kitchen and the car port is the utility room, again with polished limestone floor and offer space for coats and shoes. There is a plumbed in water softener and space for both a washing machine and tumble dryer. There is space for storage cupboards and plumbing is in place for a sink, if required. From here is a well-appointed shower room, with hidden cistern WC, wash basin and shower with both waterfall and adjustable body sprays.

From the hall stairs rise to the impressive first floor landing. This spacious area has a stunning floor to ceiling picture window, perfectly framing a view over the well-tended west facing garden and fields beyond and could also be used as a study area or further seating area and benefits from built-in understairs storage. Leading from the landing are four bedrooms and the family bathroom. The principal bedroom is a light and airy room with vaulted ceiling, two Velux windows and oak beams. A large apex window looks out over the private rear garden to open fields beyond. There is plenty of space for bedroom furniture and to one side is a glazed oak staircase leading to a mezzanine level with space for storage, two Velux windows and access to further eaves storage. From the bedroom is an ensuite with attractive patterned tiles, walk-in shower, hidden cistern WC, large vanity basin, illuminated mirror, bespoke shelving and space for a bath (with taps and drainage already in place). Across the landing is another double bedroom, again with an apex window overlooking the garden and surrounding fields. Adjacent is the generously proportioned family bathroom with built-in shelved airing cupboard, striking black and white checkerboard floor, large walk-in shower, vanity basin, illuminated mirror, hidden cistern WC and space for a bath (as before, the taps and drainage are already in place). To the front of the property, overlooking open countryside, are two further double bedrooms, one having the benefit of an ensuite shower room.

From the landing a further staircase leads up to the second floor, which currently presented as a granny flat but could also be used as a principal bedroom suite. The dual aspect sitting room features Velux windows,









DESCRIPTION (continued)

vaulted ceiling, oak floor, eaves storage and wonderful far reaching views over the Somerset countryside. In one corner is the pressurized water cylinder. The double bedroom is a good size and eaves storage along with Velux windows to the rear, again with verdant views. The shower room is a good size and comprises large walk-in shower, WC and wash basin.

The vendor has 'future proofed' the property with Net Cat 7 cabling throughout and cabling for speakers in all rooms. The property benefits from Truespeed ultrafast broadband. Lime Kiln House is offered with the remainder of the 10 year structural warranty.

OUTSIDE

To the front of the property are steps leading to the porch and front door, on either side are raised beds with low natural stone walls. A car port, with outside tap, offers parking for two cars and has a door leading into the utility room. Adjacent to the car port is a drive with parking for four cars, in tandem. Two further parking spaces can be found at the front of the property.

The rear garden is west facing and can be accessed from the drive and kitchen/dining/family room. There is a gravelled area immediately outside the house - with space for outdoor seating and entertaining. Steps lead up to the garden which is mainly laid to lawn and enclosed by hedging and drystone walling. Within the garden are borders and beds planted with mature shrubs, flowering plants and mature trees including a clipped bay, birch and goat willow, along with raised vegetable beds made from railway sleepers and a large, covered wood store. A pond, surrounded by attractive planting makes a lovely feature. In one corner is a patio area with pergola above, making a lovely spot to sit and enjoy the sun. A large stone outbuilding with stable door and veranda, benefits from Velux windows and first fix cabling ready for light and power to be connected. This versatile space could be used as a workshop, artist studio or for a home based business.

LOCATION

Priddy is a popular and vibrant village, centred around the village green and situated in an Area of Outstanding Natural Beauty (AONB) on the southern slopes of the Mendip Hills, approximately 4 miles from Wells. The village boasts a Church, a well-supported public house, a primary school, village hall, farm shop with butchers and cafe, and is famed for its annual village fayre and folk festival as well as many other events throughout the year. There are numerous countryside walks from your doorstep including the National Trust run, Ebbor Gorge along with Deerleap offering panoramic views towards the Somerset coast.

Nearby, 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

Proceed out of Wells on the A39 Bristol Road. After approximately three miles, turn left signposted Priddy and continue until reaching the village for approx 2 miles. Upon entering the village, take the first left into Pelting Drove, continue for approx 300m passing 'The Queen Victoria' public house on the right and the property can be found on the right hand side.

REF:WELJAT23052025



Local Information Wells

Local Council: Somerset Council

Council Tax Band: G

Heating: Air Source heat pump with zoned underfloor heating throughout

Services: Private drainage via sewage treatment plant, mains water & electricity



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



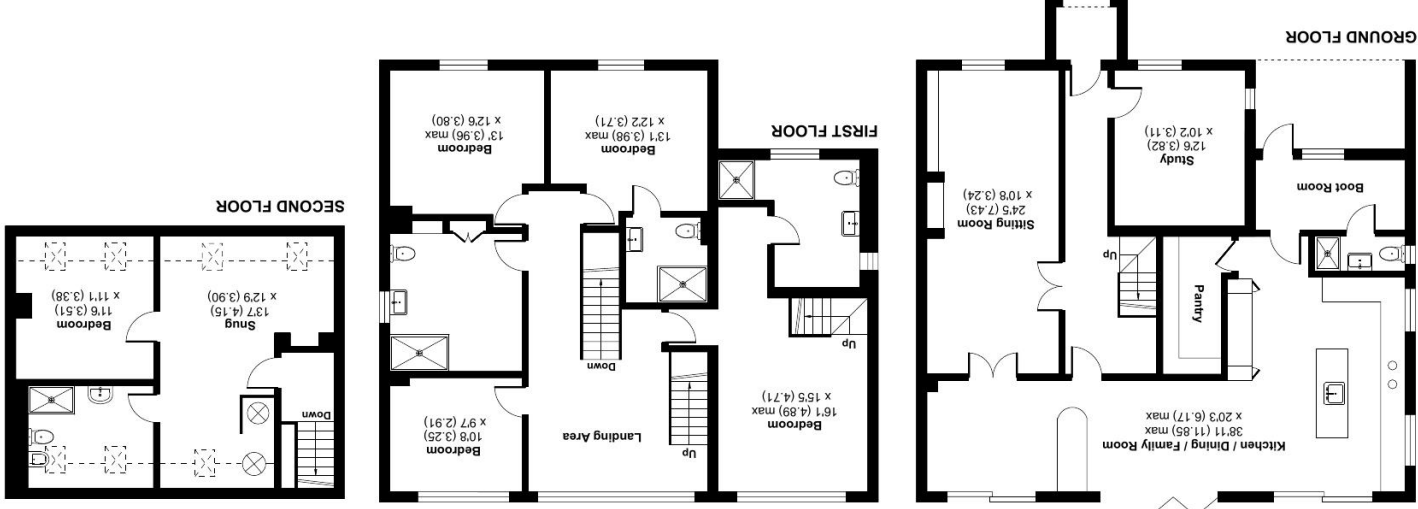
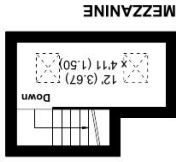
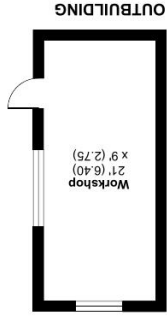
Nearest Schools

- Priddy (Primary)
- Wells (Secondary)



WELLS OFFICE
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Lime Kiln House, Pelting Drive, Priddy, Wells, BA5
 Approximate Area = 2945 sq ft / 273.5 sq m
 Limited Use Area(s) = 99 sq ft / 9.1 sq m
 Outbuilding = 189 sq ft / 17.5 sq m
 Total = 3233 sq ft / 300.1 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). © nhtccom 2025.
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