



Elston House, 41 Bath Road, Wells, BA5 3HR

£765,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

An exceptional four double bedroom contemporary home with substantial living accommodation, large gardens and presented in an immaculate condition. The property has been transformed by the current owners who have both extended and enhanced the property to create a versatile and practical home.

Upon entering the house is an open and light hall looking through the house to the bi-folding doors and garden. Situated at the front of the property is a spacious sitting room with an electric fire and bay window as the focal points of the room. Located at the rear of the house is a substantial open plan kitchen/dining/living area, an incredible room with two sets of bi-folding doors which open out to the patio and large gardens beyond. The room is both fantastic either for families or entertaining with a huge amount of space on offer. The kitchen has been finished to exacting standard with an array of fitted units topped with 'Corian' work surface, electric double oven, induction hob, built-in fridge/freezer and dishwasher. The dining area can comfortably accommodate a table for ten to twelve people with a splendid view looking out over the gardens whilst the living area features a dual aspect and has a gas fire as a focal point. From the

entrance hall is storage cupboard for shoes and coats and a door opening into a utility room. The room features an array of fitted units, plumbing for white goods and a door opening into the garden. The utility room provides access to the larger than average single garage with electric and lighting along with a downstairs shower room and office, a great space to work from home.

A beautiful bespoke staircase leads to a galleried landing on the first floor, leading to all four double bedrooms and the family bathroom. Two of the four double bedrooms have the benefit of ensuite shower rooms whilst the other two bedrooms have gorgeous views looking out over the gardens.

The property had a new roof fitted recently and this provides space and the option to convert if desired to create two further bedrooms, subject to the necessary consents.

OUTSIDE

The gardens to the rear have been renovated by the current owners to provide several areas for entertaining and outside furniture. From stepping out of the bi-folding doors a pathway leads to a









OUTSIDE (continued)

large lawned area with a variety of shrubs, bushes, hedging and fruit trees. At the rear of the garden is a raised patio and a vegetable patch. A wooden summerhouse provides additional storage and would make for a fantastic potting shed.

Approaching the property is a newly laid tarmac drive with ample space for four to five cars and leading to a larger than average single garage which would make a fantastic area for storage or could look to be incorporated as extra living accommodation if 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

From Wells take the B3139 signposted to Bath. Continue along St. Thomas Street which turns into Bath Road, passing Budgens on your right. Continue for approximately 100 metres and the property can be found on your left.

REF:WELJAT13092024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Gas fired 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

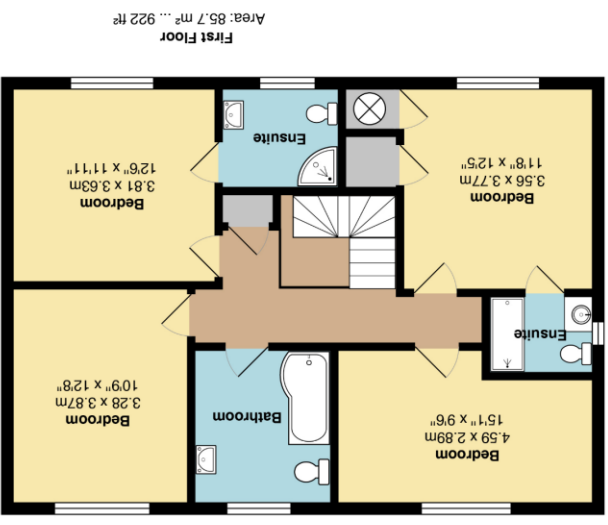
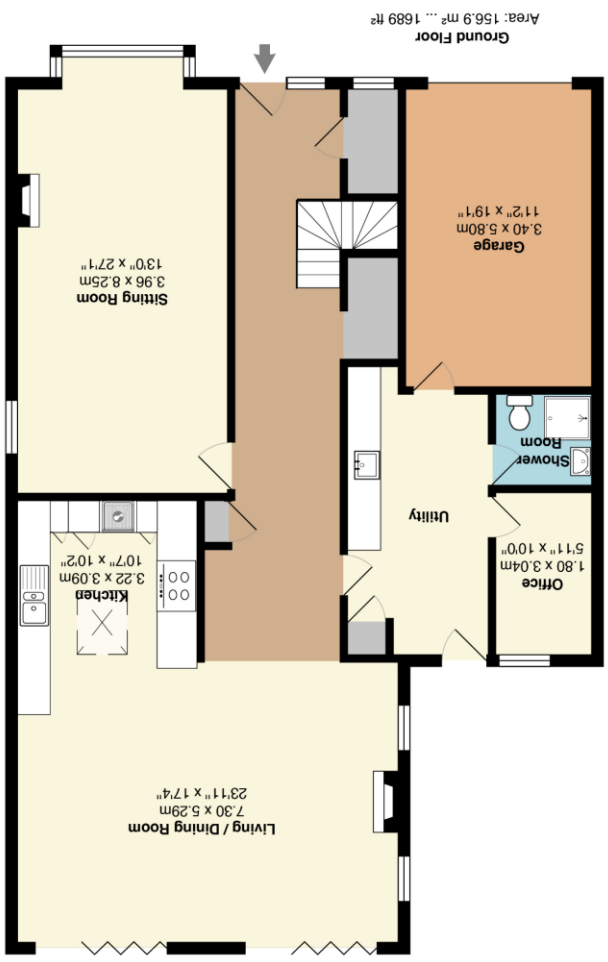
- Wells (primary & secondary)



WELLS OFFICE
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Whist every attempt has been made to ensure the accuracy of this floor plan, 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. All room measurements are maximum dimensions unless otherwise stated.

Approximate gross internal floor area of main building - 242.6 m² / 2,611 ft²



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 41 Bath Road,
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