



Glengarth House, Glastonbury Road, Wells, BA5 1TW

£695,000 Freehold

COOPER
AND
TANNER



Glengarth House, Glastonbury Road, Wells, BA5 1TW

 7  3  6 EPC E

£695,000 Freehold

Description

A beautiful seven bedroom character property situated close to the city centre with parking, private south facing gardens and offered with no onward chain. The house measures approx. 3175 sqft in floor space has been transformed by the current owners over the years to create a successful luxury B&B but also offers the scope to be a versatile family home with the potential to split the accommodation to create an annex if needed.

Upon entering the house is a spacious and welcoming entrance hall which leads to a sitting room, a lovely room featuring a bay window to the front and a feature fireplace as the focal point. A door opens into the large kitchen/dining room with an array of fitted units, double electric oven, gas hob, microwave, space for a large American style fridge along with ample space for a dining table to seat six people. From the kitchen is a further reception room which has been used as both a sitting room, formal dining room and double bedroom over the years. The utility room can be found from the kitchen which has space and plumbing for white goods. Continuing from the kitchen is a well-proportioned sitting room, a marvellous room with French doors opening out to the garden and a brick fireplace as the focal point, currently with an electric fire in situ but a wood burner

could be fitted if desired. A hallway provides access from the sitting room to the first floor, to a ground floor w/c and to a door opening to the side of the house providing an independent way to enter the house.

To the first floor, within the main house, is a landing which leads to three spacious double bedrooms, all of which having the benefit of an ensuite shower rooms. A separate staircase leads to the first floor of the extension which comprises a large double bedroom with fitted wardrobes, a single bedroom and a bathroom with separate shower.

To the second floor, within the main house, are two further well-proportioned double bedrooms again both with ensuite shower rooms.

Outside

Approaching the property is a driveway to accommodate three to four cars comfortably. The south facing garden has been designed to be low maintenance with a decking area, perfect for outside furniture and entertaining along with an area of artificial lawn and a variety of shrubs and bushes. Within the garden is a wooden shed for storage but could equally be used as a workshop if desired.









Location

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself 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 Wells office continue along Broad Street into Priory Road at the roundabout. Take the second exit on to the A39 Glastonbury Road. The property can be found on your left after approx 80m (just after the zebra crossing).

REF:WELJAT09062021



Local Information Wells

Local Council: Mendip District Council

Council Tax Band: To be advised

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

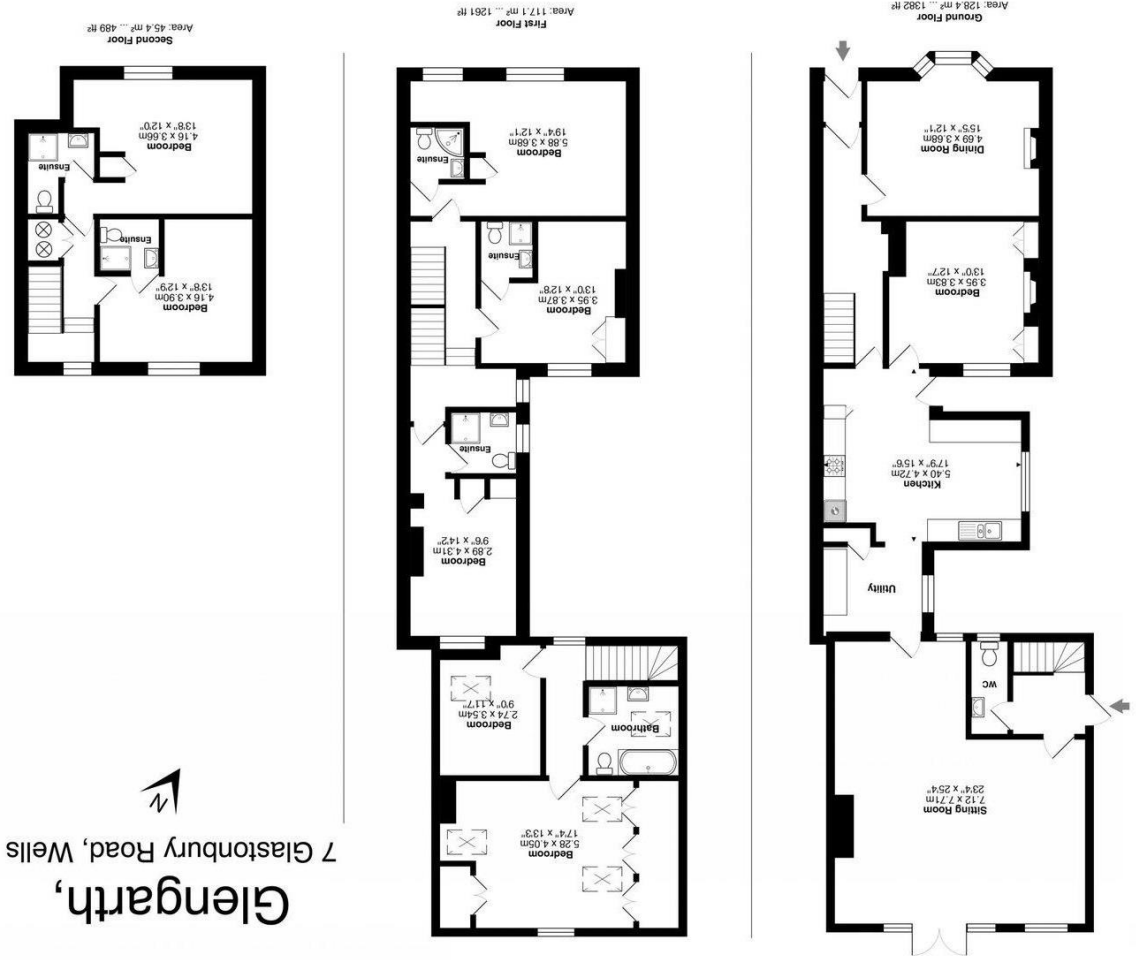
- Wells

WELLS OFFICE
 telephone 01749 676524
 19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

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.



Glengarth,
 7 Glastonbury Road, Wells



Approximate gross internal floor area of main building - 290.9 m² / 3,132 ft²

This plan for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown are those stated and no guarantee as to their operability or efficiency can be given. All floor measurements are maximum dimensions unless otherwise stated.