



 2  1  1 EPC G

£245,000 Freehold

Riverside Barn  
Yarley, Nr Wells  
BA5 1LS

COOPER  
AND  
TANNER



# Riverside Barn

## Yarley, Nr Wells

### BA5 1LS

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## £245,000 Freehold

### DESCRIPTION

A rare opportunity to acquire a two bedroom detached cottage situated within the heart of Yarley, between Wells and Wedmore with garden, parking and offered with no onward chain. The cottage would make a perfect property to be used as a holiday let, first time purchase or downsize with it being close to beautiful rural walks whilst also just a 10 minute drive into the centre of Wells.

Upon entering the house is a spacious kitchen/dining room, neutrally decorated with a tiled floor and featuring an array of units, a new electric oven and hob, space for white goods, ample space to accommodate a table for four people along with a view over the patio garden. The sitting room is a well-proportioned room with a large box bay window to the side looking out over countryside.

To the first floor are two double bedrooms and a newly fitted shower room comprising a corner shower, toilet and wash hand basin. Both of the double bedrooms have fitted wardrobes and vaulted ceilings with one also having the benefit of looking over the patio garden.

### OUTSIDE

The grounds have been designed to be low maintenance with the garden being a patio, perfect for outside furniture and entertaining with the stream gently flowing past. The gravel parking area provides parking for one large or two small cars.

### LOCATION

Yarley is a small hamlet situated between Wells and Wedmore. 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

From Wells take the B3139 signposted to Wedmore. Follow this road to the village of Yarley. At the crossroads turn right and cross the bridge into Wetmoor Lane. Turn immediately right into Monksford Lane and Riverside Barn is immediately on your right.

REF:WELJAT24042024

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** C

**Heating:** Electric heating

**Services:** Drainage (to be advised), water and electricity

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

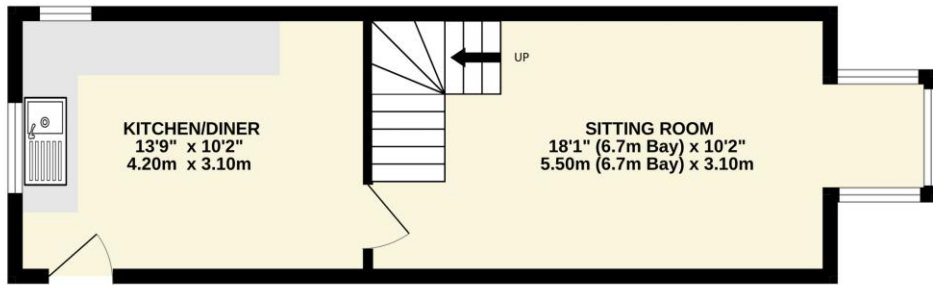
- Castle Cary
- Bath Spa
- Bristol Temple Meads



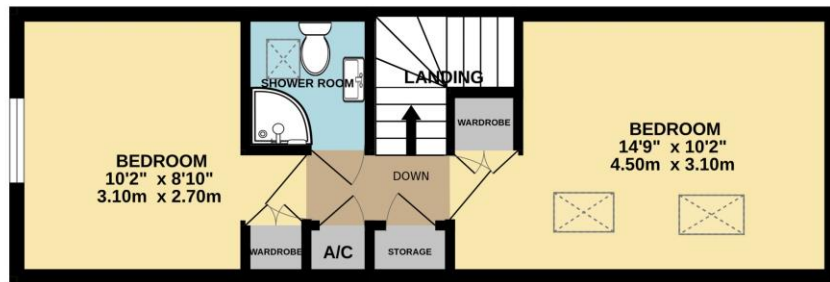
#### Nearest Schools

- Wookey (Primary)
- Wells (Primary & Secondary)

GROUND FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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