



🛏 3 🛋 2 🚿 1 EPC C

£369,950 Freehold

Harefield House
Bath Road
Wells, BA5 3LQ

COOPER
AND
TANNER



Harefield House

Bath Road

Wells, BA5 3LQ

 3  2  1 EPC C

£369,950 Freehold

DESCRIPTION

A splendid 1930's three bedroom semi-detached home on Bath Road with South facing gardens, garage/workshop and offering huge potential to extend subject to the necessary consents. The property has been within the same ownership for over 35 years and is offered with no onward chain.

Upon entering the house is a light and spacious entrance hall with storage beneath the stairs for shoes and coats. The kitchen is situated at the rear of the house with a view overlooking the gardens and a door opening out to the drive to the side. It features an array of fitted units, space for freestanding appliances and is adjacent to the dining room which could be made into one large room if desired. The dining room has ample space for a table to accommodate six to eight people with sliding doors opening out to the garden and double doors into the sitting room. The sitting room has the benefit of a bay window looking out over the front gardens whilst also having a gas fire as the focal point. Both reception rooms also have period features of the era with high ceilings and picture rails.

To the first floor are two spacious double bedrooms, one with the bay window looking over the front garden, the other looking out over the rear gardens and both bedrooms have basins. The third bedroom is a good sized single which also benefits from a garden view. The shower room comprises a large walk-in shower, toilet, wash hand basin.

OUTSIDE

Approaching the property is a driveway to accommodate four to five cars comfortably to the side of the house with wooden gates opening to provide access to the single garage with adjoining workshop/utility room. The utility room features an array of storage, plumbing for white goods and an additional w/c with wash hand basin. The gardens to the front are mainly

laid to lawn with a variety of shrubs, bushes and flowers enclosed by stone walling. The rear garden has been designed to be low maintenance with it being mainly laid to patio with borders of flowers making it a perfect area for outside furniture and entertaining.

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 Wells take the B3139 signposted to Bath. Continue up St. Thomas Street into Bath Road, passing Budgens garage on your right. Continue for a further 250m and the property can be found on the right.

REF:WELJAT24112023

Local Information Wells

Local Council: Mendip

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

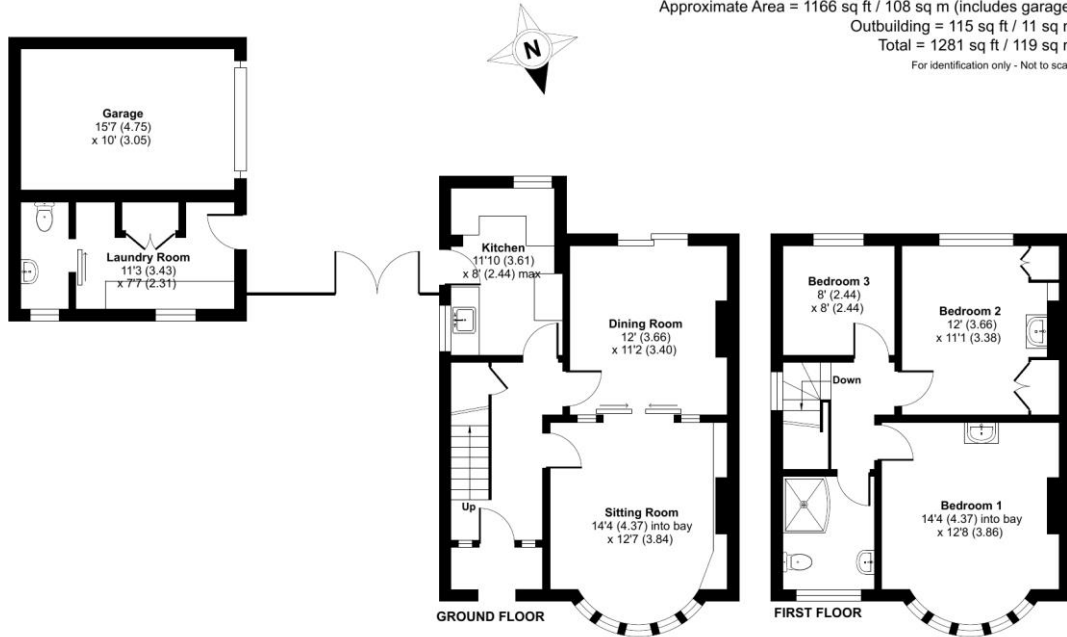
Harefield House, Bath Road, Wells

Approximate Area = 1166 sq ft / 108 sq m (includes garage)

Outbuilding = 115 sq ft / 11 sq m

Total = 1281 sq ft / 119 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2022. Produced for Cooper and Tanner. REF: 909207



WELLS OFFICE

telephone 01749 676524

19 Broad Street, Wells, Somerset BA5 2DJ

wells@cooperandtanner.co.uk

**COOPER
AND
TANNER**

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.

