



37 Bekynton Avenue, Wells, BA5 3NG

£575,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

Set on the southeastern fringes of Wells and benefitting from uninterrupted views of Tor Woods, is this spacious and versatile family home. The property has been extended to the side and rear and briefly comprises; an open plan kitchen/dining/family room, utility room, separate sitting room, WC, workshop/store (formerly the garage- which could easily reinstated), five bedrooms (two with ensuites), family bathroom, decked terrace, South facing low maintenance garden and large, insulated cabin. The property is offered to the market with NO ONWARD CHAIN.

Upon entering is a porch, with space for coats and shoes, with a half-height door opening into the hall. From the hall is the Utility room with solid oak cabinets, painted in a soft yellow, granite worktops, sink with waste disposal unit, space and plumbing for both a washing machine and tumble dryer and plenty of space for storage and further white goods. Accessed from hall is a useful understairs cupboard along with a shower room with hidden cistern WC, vanity unit and shower enclosure. The kitchen/dining/family room is a wonderful space, ideal for modern family life. The kitchen has a range of solid oak cabinets, again painted in a soft yellow, with granite worktops, one and a half bowl undermounted sink, kitchen island offering seating for three to four people, integrated dishwasher, integrated fridge and pull-out bin. A striking green four-oven gas AGA, set beneath a wooden beam, serves as both a focal point and a practical heat source for water and radiators. Adjacent to the kitchen is a cosy seating area. Open to the kitchen and seating area is the dining area with vaulted ceiling, exposed beams, space for a table to seat ten to twelve people comfortably and sliding panel doors opening onto the decked terrace and framing views of the garden and Tor Woods. From the seating area, an oak half-door opens to a passage leading to both the sitting room and workshop/store. From the passage, steps lead down to the sitting room with inset spotlights and a large picture window, looking out the

garden and woods beyond. There is ample space for comfortable seating and a Bath stone fireplace with Morso squirrel multi-fuel stove makes a lovely focal point.

The workshop/store was formerly the garage and could, relatively easily, be converted back into a garage, if desired, as the roller door is still in situ (boxed in). This useful space, currently used for storage, has a large window and door to the parking area. To the rear of the workshop steps lead down to a glazed boot room with underfloor heating and a door to the garden.

From the hall, stairs rise to the spacious first floor landing with engineered oak floor. This bright space has a window to the front, space for furniture and a study area. Steps lead down into the principal bedroom with fitted wardrobes, engineered oak floor and picture window offering views towards Tor Woods. The ensuite bathroom is fully tiled with hidden cistern WC, vanity wash basin, bath with shower overhead, small built-in cupboard, and a window to the rear. Also, to the rear of the property, with south facing views over the garden and wood, are two further double bedrooms, one having built-in mirrored wardrobes. The fourth bedroom is double in size with engineered oak floor and front aspect.

From the landing a staircase leads up to the second floor and a further ensuite bedroom. This 'L' shaped room is a comfortable double with engineered oak floor, vaulted ceiling, built-in storage and two Velux windows with views to the front. The ensuite shower room is well-appointed and features a Velux window, WC, wash basin and modern glazed shower enclosure.

The property benefits from solar panels, which provides electricity during sunny periods, and solid oak doors throughout.









OUTSIDE

To the front of the house is a driveway offering parking for five to six cars, and access to the front door and workshop door. To the side of the drive is a bin store and covered wood store (wood not included).

To the rear, accessed from the dining room, is the south facing decked terrace with space for outdoor furniture and entertaining. Adjacent to the terrace are stone steps leading down to the main part of the garden, again south facing, which is laid to paving for ease of maintenance and has raised planters to the rear. Beneath the decked terrace is a covered storage area, ideal for garden equipment, and running down one side of the garden is a large garden cabin. Within the garden is a hot tub, which the vendor is kindly including in the sale.

The insulated wooden cabin, measuring 10.5m x 3.5m, offers a multitude of uses (the vendor has run a successful childminding business from here), such as home-based business (subject to the necessary consents), play space, studio or teenage den - ideal for sleepovers! The cabin is dual aspect, with windows to the front and side, a modern woodburning stove and double doors opening onto the low maintenance garden.

From the main part of the garden, a gate opens into a further paved area with wooden kennel and space for storage. From here a gate opens to a small pedestrian bridge, crossing a stream. This leads to a footpath running alongside Tor woods, with Horrington in one direction and The Bishops Palace and city centre in the other.

Please note: The bridge does not fall within the boundary of the property.

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 to the front and rear.

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. Take the third turning on your right in to Hooper Avenue, follow the road round into Belynton Avenue and down the hill. Follow the road round to the right where the property can be found a little further along on your left.

REF:WELJAT05012026



Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating & solar panels

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

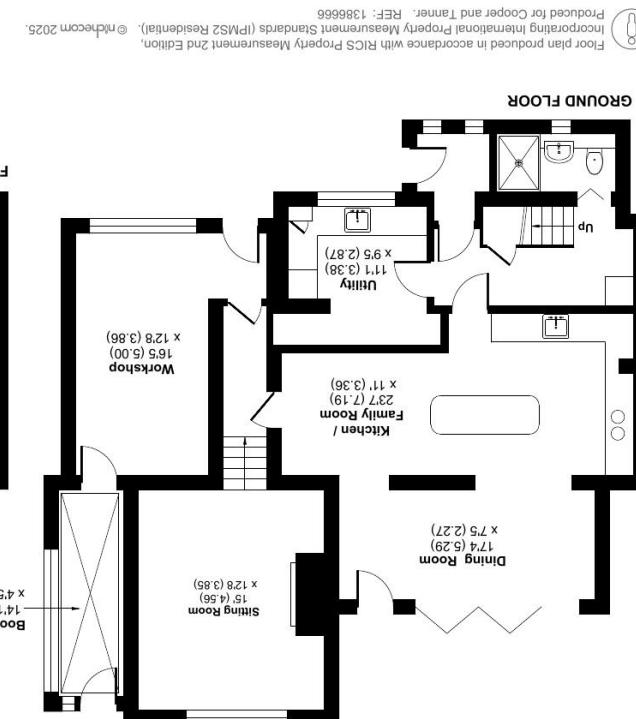
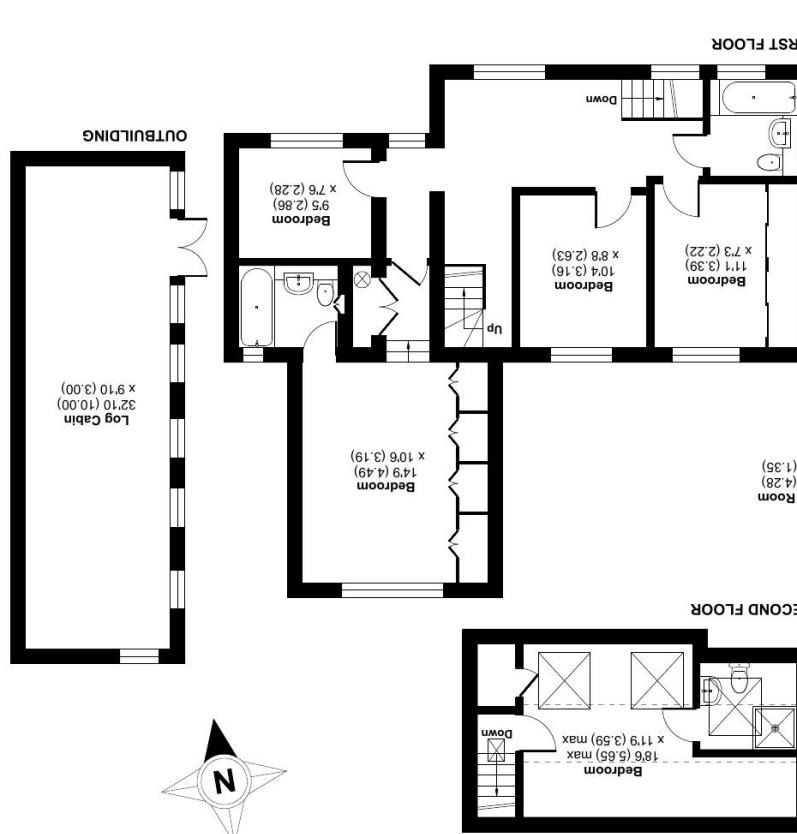


Nearest Schools

- Wells

COOPER
AND
TANNER

Bekynton Avenue, Wells, BA5



WELLS OFFICE
WELLS@COOPERANDTANNER.CO.UK
19 Broad Street, Wells, Somerset BA5 2DJ
Telephone 01749 676524