



St. Thomas House, Moffats Drive,
South Horrington, Nr Wells, BA5 3LA

£375,000 Share of Freehold

COOPER
AND
TANNER



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DESCRIPTION

Originally forming part of a chapel, this stunning house retains a number of ecclesiastical features and has been thoughtfully and sympathetically converted. The current owners have further enhanced the property in recent years with the addition of traditional style radiators, new flooring, new kitchen and new bathrooms offering the perfect balance of character features and modern convenience whilst creating a truly spectacular home.

Upon entering, through the original arched door, is a bright and spacious double height entrance hall with exposed sandstone pillars, space for coats and shoes, 'Karndean' wood effect plank flooring, and a wrought iron balcony at a higher level. An inner hallway leads to a study area with sandstone pillar, built-in shelving and double doors opening to reveal a cleverly designed laundry cupboard with space for a stackable washing machine and tumble dryer along with useful shelving. Adjacent to the study is a well-appointed cloakroom with WC and wash hand basin. From the hall, glazed double doors lead into the open plan living space with 'Karndean' wood effect flooring throughout, laid in a herringbone design. Although open plan, this space naturally divides into a kitchen, dining area and double height sitting area. The kitchen has been renewed in the last two years with striking high gloss marble effect doors and pan drawers along with contrasting taupe coloured, high gloss cabinets, all with soft close. Within the kitchen is a full height cupboard housing the Worcester combi-boiler and having pull out 'larder' shelving

beneath, a built-in slimline wine fridge, induction hob, extractor hood, eye level oven, eye level microwave with oven function, integrated fridge freezer, integrated dishwasher, feature lighting and hidden sockets with USB ports. The dining area, to one side, offers space for a dining table to seat eight to ten guests comfortably and has a built-in shelves on one wall. The sitting room is double height with triple aspect and stunning stained glass windows. This wonderful, light and airy space has exposed sandstone mullioned windows and offers plenty of space for comfortable seating.

From the hall stairs lead up to the spacious first floor landing with wrought iron Juliet balcony looking over the entrance hall beneath. The well-appointed family bathroom, again with an exposed sandstone pillar, has black and white checkered marble flooring, vanity basin, WC and bath with shower overhead. The principal bedroom has internal windows overlooking the sitting room below and the stained glass windows to the front of the chapel. This spacious double room features wall lights, a built-in wardrobe and an ensuite shower room. The shower room comprises large walk-in shower, basin and WC. The second bedroom, also a good size double with two built-in wardrobes, loft access and internal windows looking out to the stained glass windows and over the sitting room below. The property benefits from a built-in air circulation system.









OUTSIDE

To the front of the property is a communal south facing lawn garden and nearby, within the complex, is a communal south facing patio - both maintained on your behalf. A short stroll away are beautifully managed gardens with various seating areas, a pond, lovely views, village cricket pitch and golf club. From South Horrington there are many picturesque walks and footpaths to explore either over open countryside or leading down to the Market Place and city centre. There is an allocated parking space outside the property, accessed from New Square and further parking in a car park to the rear of the property, accessed from Moffats Drive.

LOCATION

The Horringtons are a collection of three small villages (South Horrington, East Horrington and West Horrington) surrounded by open countryside and 1 mile east of Wells. 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.

TENURE

1/12 of the freehold (The freehold is shared between 12 properties within the chapel and surrounds, who run their own management company)

VIEWING

Strictly by appointment with Cooper and Tanner. Tel:01749 676524 Please note: Although the address for the property is listed as Moffats Drive, the property is in New Square - please meet at the front door of the property in New square (BA5 3JS)

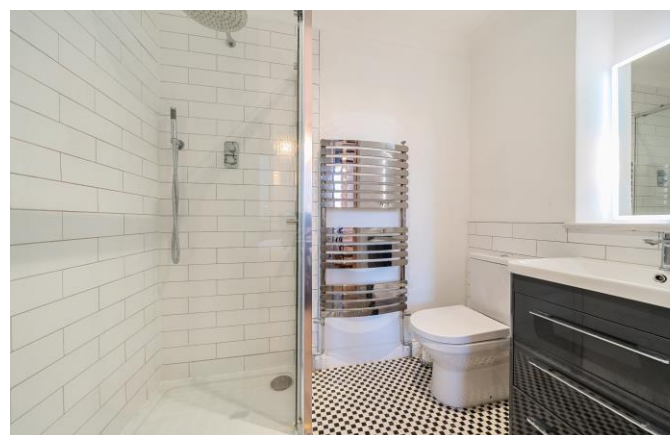
DIRECTIONS

Leaving Wells via Bath Road, the B3139 take the second right turn into South Horrington Village onto 'Upper Breach' then taking the second right into New Square where the property will be found directly in front of you.

SERVICE CHARGES

Service charge £1496.00 per annum. Including buildings insurance. There is no ground rent payable.

REF:WELJAT11032024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, water and electricity

Tenure: Share of Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



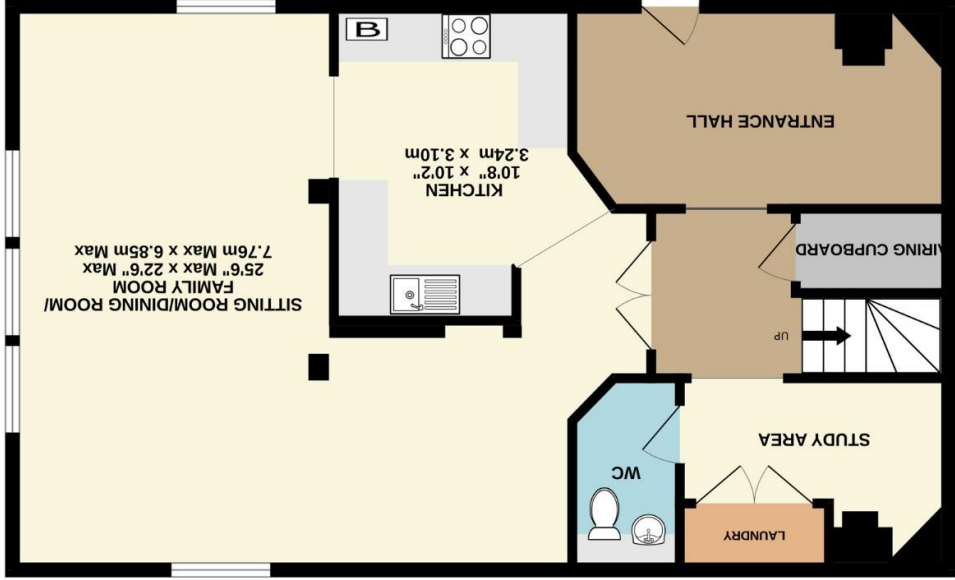
Nearest Schools

- Horrington (primary)
- Wells (primary & secondary)

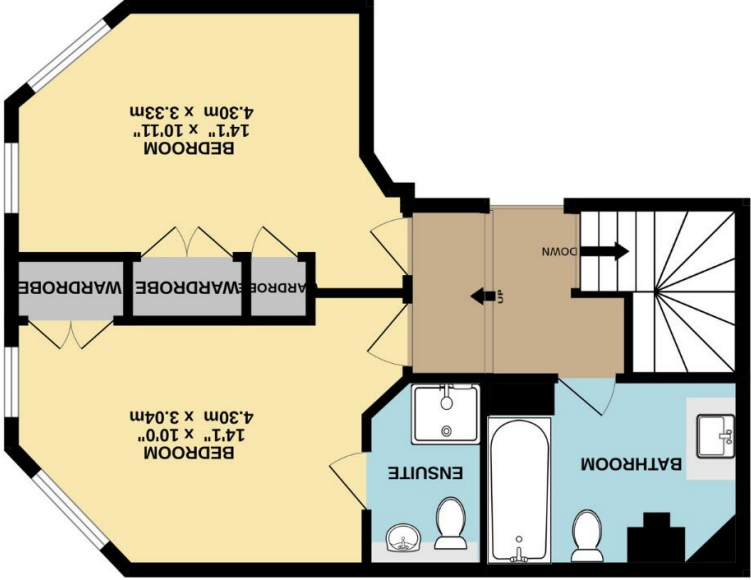


WELLS OFFICE
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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GROUND FLOOR



1ST FLOOR