



25 Chamberlain Street, Wells, BA5 2PQ

£965,000 Freehold

COOPER  
AND  
TANNER



# 25 Chamberlain Street, Wells, BA5 2PQ

 5  4  2 EPC E

£965,000 Freehold

## DESCRIPTION

Set in a prime position in the heart of the city of Wells is this exemplary period family home, set over five floors with gated parking area and gardens. The property is beautifully presented throughout with an abundance of period features, spacious rooms and a versatile layout.

Upon entering the property is the generous hallway with original patterned tiles, feature alcove, cloakroom with WC and wash hand basin, along with an impressive original staircase rising to the first floor. To the front is the spacious and elegant sitting room with bay window, cornicing, ceiling rose, bespoke bookshelves with storage beneath and a striking marble fireplace with inset gas fire. This well-proportioned room benefits from double doors with wide architrave and linking to a second reception room. Currently used as a snug/library, this versatile room has French doors leading to the conservatory, picture rail and a fireplace with inset gas fire. From the hall glazed doors also lead to the conservatory, a lovely addition, benefitting from French doors to the garden and is the ideal spot to sit and enjoy morning coffee and look out to the garden.

From the hall a door leads down to the cellar with stone steps and flagstone floor. The cellar is divided into three rooms, all with electricity and lighting. These useful rooms provide plenty of additional storage with space and plumbing for a washing machine and tumble dryer, a useful pantry and wine cellar. The hall leads to the rear of the house with glazed doors leading out to the side garden. The dining room is again a well-proportioned room and would have originally been the kitchen, it benefits from a feature fireplace as the focal point and can comfortably accommodate a table to seat six to eight people. The kitchen/breakfast room is a bright room with windows to the side and a Velux window, bathing the room with

natural light. The kitchen area would benefit from some updating and has an array of cupboards with wooden doors and drawers, space for a range style cooker, double bowl stainless steel sink and drainer and a peninsula unit forming a natural divided from the breakfast area. The breakfast area can accommodate a table to seat four people along with additional space for comfortable seating, a stable door leads out to the garden and screened-off parking area beyond.

The stunning original staircase leads to the first floor landing, again with fine period features including deep skirting boards, wide architrave and a window to the side. An arch leads to the rear of the house with a bright dual aspect bedroom with adjoining WC and wash basin. To the front of the house is a large double bedroom with feature bay window, a window to the rear overlooking the garden and fitted wardrobes. Adjacent to the bedroom is the family bathroom which comprises shower cubicle, bath, WC and wash basin.

Stairs continue to the second floor, from the half landing a low doorway leads into a walk-in loft area. This is a fantastic space, currently with reduced ceiling height has a dormer window to the side, the annually serviced Vaillant boiler, and would make a great playroom or occasional bedroom. From the landing are two further bedrooms both sharing a 'Jack and Jill' bathroom which comprises bath with waterfall shower above, WC and wash basin and has doors to both bedrooms. The first of the bedrooms on this level is a generous double with period features, built-in cupboard and window to the rear, with garden view. The second bedroom, currently presented as an office is single in size and has a window to the front.









### DESCRIPTION (continued)

From the second floor landing, an enclosed staircase leads to the third floor and a spacious double bedroom with cast iron fireplace eaves storage and exposed beams. A traditional sash window gives views over rooftops to the countryside beyond.

### OUTSIDE

To the front of the property is a small, paved courtyard enclosed with iron railings and a gate leading to the front door.

Accessed from both the hall and kitchen breakfast room is the rear garden. The well-tended south facing garden has been designed with ease of maintenance in mind and is mainly laid to gravel with plenty of space for garden furniture and outside entertaining. An attractive pergola is planted with wisteria and offers shade during the summer months. Mature trees and shrubs, including a lollipop style holly and a mature palm tree, are planted throughout the garden. To the side of the house, through a wrought iron arch, is an area of lush verdant planting with a large bay tree, box hedging and a number of mature shrubs, along with a secluded gravel seating area. Beyond the pergola is a screened off parking area with double gates and parking for two cars. A useful wooden shed sits neatly in one corner and provides useful garden storage.

### 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, including 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.

### DIRECTIONS

**BY CAR** - From the Wells Office in Broad Street, turn right into Queen Street and follow the road round to the left and then right into Priest Row. At the end of the road turn left (no right turn) and go completely around the roundabout and back into Chamberlain Street. At the next roundabout take the second exit into Union Street car park. Follow the car park around to the left for approximately 60m and the double gates to the parking area on the left. If the gates are open, please feel free to park here. If they are closed, please park in the car park. For viewing purposes please meet our representative at the front of the property (walk back out of the car park the way you drove in, turn right onto Chamberlain Street and the property can be found on the right hand side)

**ON FOOT** - From the Wells Office in Broad Street, turn right and continue to the High Street. Cross on the zebra crossing and continue straight ahead into Union Street. At the end of the road turn left onto Chamberlain Street and the property can be found a little further along on the left.

REF:WELJAT20032023



Parking Area

#### Local Information Wells

**Local Council:** Mendip

**Council Tax Band:** E

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas and electricity

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



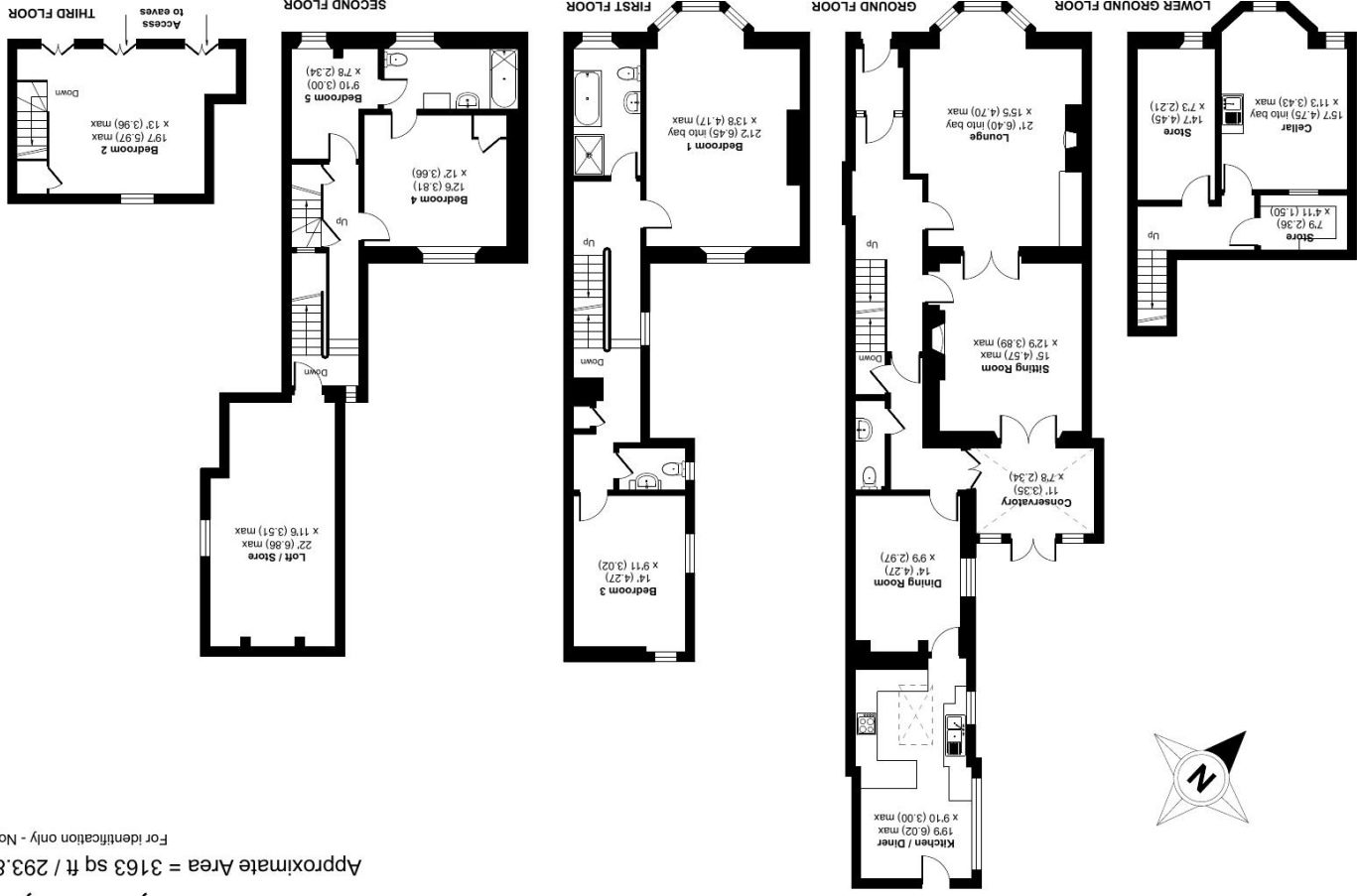
#### Nearest Schools

- Wells

# Chamberlain Street, Wells, BA5

Approximate Area = 3163 sq ft / 293.8 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). © nchecom 2023. Produced for Cooper and Tanner. REF: 960121

WELLS OFFICE

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