



 3  2  1 EPC F

£350,000 Freehold

Endelstone,  
Kings Lane, Gurney Slade,  
Nr Radstock, BA3 4TX

**COOPER  
AND  
TANNER**





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### DESCRIPTION

Set in a tucked way location in the village of Gurney Slade, within easy walking distance to all village amenities, is this detached three bedroom home. The property is in need of updating and benefits from off road parking, detached garage and wrap-around gardens. The property is offered with NO ONWARD CHAIN.

Upon entering the property is a porch leading to the front door and entrance hall. The entrance hall, with parquet flooring, runs the depth of the property and has a door leading to the rear garden, open space beneath the stairs and a cloakroom with WC and wash basin. Again, running the depth of the property is the dual aspect sitting room. This well-proportioned room has, parquet flooring, a large picture window to the front overlooking the garden and two windows to the side looking out in to the 'lean to' greenhouse. An open fire with stone surround acts as the focal point. Across the hall is the dining room, with windows to the front and side and a serving hatch to the kitchen. This bright room can comfortably accommodate a table to seat six to eight people. The kitchen, situated at the rear of the property and has windows to the side and rear. In one corner is a built-in pantry and directly opposite is a further built-in cupboard ideal for day-to-day storage. The kitchen has a range of units, a stainless-steel sink and space for appliances. To one side is the oil-fired, floor mounted 'Worcester' boiler.

Stairs rise to the bright and spacious first floor landing, with windows to the front and rear and an airing cupboard. The main bedroom, with front aspect, has three fitted wardrobes and a fitting dressing table. The second bedroom, a good size double, has a large picture window overlooking the front gardens. The third bedroom benefits from built-in wardrobes and a rear aspect. The bathroom comprises a bath and vanity wash basin. Adjacent to the bathroom is a separate WC.

### OUTSIDE

Approaching the property is a driveway to the side with five-bar gate and pedestrian gate. The driveway offers parking for two to three cars and leads to the detached single garden. To the side of

the house is a lean-to aluminium greenhouse. To the front of the house, enclosed by hedging is a garden, mainly laid to lawn with a pond, octagonal greenhouse and mature planting. To the rear of the house is a further area of garden mainly laid to paving. At the side is an oil tank.

### LOCATION

Binegar and Gurney Slade are two small, adjoined Mendip villages approximately four miles north east of the Cathedral City of Wells and five miles north of Shepton Mallet. The village benefits from a village hall, public house, village church, café/bistro and play park. There are also good bus links (the 173 passes through every hour).

Nearby, the picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), 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 six miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located approx. 17 miles away and easily accessible.

### VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

### DIRECTIONS

Leaving Wells on the Bath Road (B3139), continue out of the City for approximately 2 miles until Binegar is signposted on the right hand side. Take the right turn onto Whitnell Lane and continue for 2 miles, passing the Horse and Jockey public house on your right, continue to the junction with the A37 and turn left. Take the first left onto Tellis Lane and then immediately right onto Kings Lane. The property can be found a little further along on the right.

REF:WELJAT02122024

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** D

**Heating:** Oil fired 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

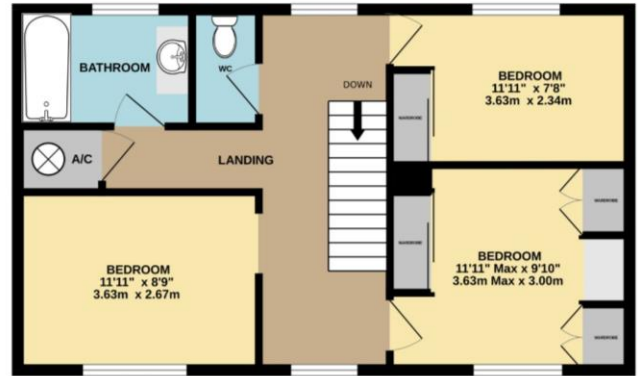
- Horrington & Chilcompton (primary)
- Wells & Shepton Mallet (secondary)



GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.7 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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WELLS OFFICE  
telephone 01749 676524  
19 Broad Street, Wells, Somerset BA5 2DJ  
[wells@cooperandtanner.co.uk](mailto:wells@cooperandtanner.co.uk)



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