



 2  1  2 EPC B

£445,000 Freehold

Hallantide Cottage,  
Wells Road,  
Priddy, Nr Wells, BA5 3AZ

**COOPER  
AND  
TANNER**





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### DESCRIPTION

A beautifully presented and spacious two bedroom home set in the popular village of Priddy, backing onto open fields and offered with no onward chain. The property was built in 2015 to a high standard and upgraded more recently with the ensembles being refitted, new flooring and being fully redecorated. Running on an air source heat pump with solar panels on the front elevation and a heat recovery system, the house is economical to run with underfloor heating on the ground floor and electric heaters on the first floor.

Upon entering the house is a utility room with space and plumbing for white goods, storage, a separate w/c with wash hand basin and a boiler room. The kitchen/dining/sitting room is one large open plan space benefitting from a triple aspect view to the front, and side and French doors opening to the rear gardens. The kitchen features fitted units, a retro sink and drainer unit, electric oven, electric hob and ample storage. The dining area has ample space for a dining table for 8-10 people with the sitting area having the benefit of a wood burner as the focal point with ample space for furniture.

To the first floor are two large bedrooms, the principal bedroom benefitting from a dual aspect countryside view, wooden flooring and ensuite bathroom featuring a bath with shower above, toilet, wash basin, heated towel rail and illuminated mirror. The substantial room is partially vaulted with different lighting opening to allow for an array of positions to place the bed. The second spacious bedroom also benefits from dual aspect countryside views along with an ensuite shower room with shower, toilet, wash hand basin, heated towel rail and light up mirror.

### OUTSIDE

Double gates to the front open to the driveway allowing parking for 3-4 cars and the garden. The garden is currently laid to gravel with an area of lawn and flower beds. Backing onto open countryside the garden has the opportunity for someone to create a beautiful space which would be perfect for outside entertaining. From the property you are a short distance for stunning countryside walks and The Queen Victoria Pub.

### LOCATION

Priddy is a popular and vibrant village, centred around the village green and situated in an Area of Outstanding Natural Beauty (AONB) on the southern slopes of the Mendip Hills, approximately 4 miles from Wells. The village boasts a Church, a well-supported public house, a primary school, village hall, farm shop with butchers and cafe, and is famed for its annual village fayre and folk festival as well as many other events throughout the year. There are numerous countryside walks from your doorstep including the National Trust run, Ebbor Gorge along with Deerleap offering panoramic views towards the Somerset coast.

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

### VIEWING

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

### DIRECTIONS

Proceed out of Wells on the A39 Bristol Road. After approximately three miles, turn left signposted Priddy and continue for approx 2 miles and the property can be found on the left.

REF:WELJAT30012026

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** E

**Heating:** Air Source heat pump with underfloor heating

**Services:** Private drainage, mains water & electricity

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

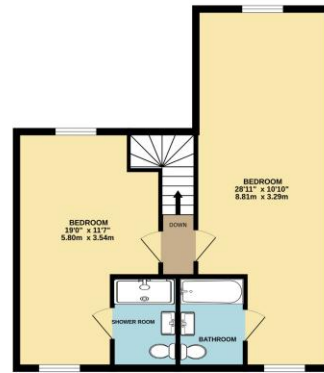
- Priddy (Primary)
- Wells (Primary & Secondary)



GROUND FLOOR  
581 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR  
587 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 1168 sq.ft. (108.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 herein have not been tested and no guarantee as to their operability or efficiency can be given.  
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