



12a North Road, Wells, BA5 2TJ

£735,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

A spacious four bedroom detached home set within close proximity of Wells Cathedral and city centre with South facing gardens, garage and ample parking. The sale offers a unique opportunity to acquire the house which has been within the same family ownership for almost fifty years, now providing scope for someone to place their own mark.

The front door opens to reveal the entrance hall with parquet wood floors, storage and a w/c with wash hand basin. The kitchen is situated at the front of the house with a view overlooking gardens and the driveway. It features a range of fitted units, space for appliances along with space for a small table for two people. Adjacent to the kitchen is the dining room which has a lovely Southerly aspect overlooking the enclosed rear gardens and ample space for a table for six to eight people. Also accessed from the kitchen, is a further reception room, currently used as a large utility/workshop but could be adapted to create a larger kitchen/dining room or snug/playroom if desired with direct access to the front of the house and into the garden. The

sitting room has French doors opening to the sunny South facing garden along with an open fire with brick surround as the focal point. From the sitting room is a further reception room which has more recently been used as a wonderful dual aspect study, perfect for working from home with views of the garden but could equally be used as a further snug or downstairs bedroom, if desired.

A large picture window to the front of the house provides an abundance of natural light to a galleried landing providing access to four bedrooms and the main family bathroom which comprises a bath with shower above, toilet, wash hand basin and heated towel rail. To the rear of the house with lovely garden views are two spacious double bedrooms, one of which having a vanity sink unit and fitted wardrobes. Two further bedrooms can be found to the front, both spacious in size with one having fitted units for storage.

OUTSIDE

A sweeping driveway provides ample parking for four to five cars and leads to a single garage









OUTSIDE (continued)

with 'up and over' door, power and light. The gardens have been designed to be low maintenance with it being mainly laid to lawn with borders of flowers, a beautiful Magnolia tree, a patio for outside furniture and two sheds for storage.

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.

VIEWING

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

DIRECTIONS

Leaving Wells city centre head towards Bath via the Liberty and then into St Thomas Street (B3139). Once in St. Thomas Street continue for approx. 250m and take the first left into North Road, the property can be found further along on the left.

REF:WELJAT11042025



Local Information Wells

Local Council: Somerset Council

Council Tax Band: G

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

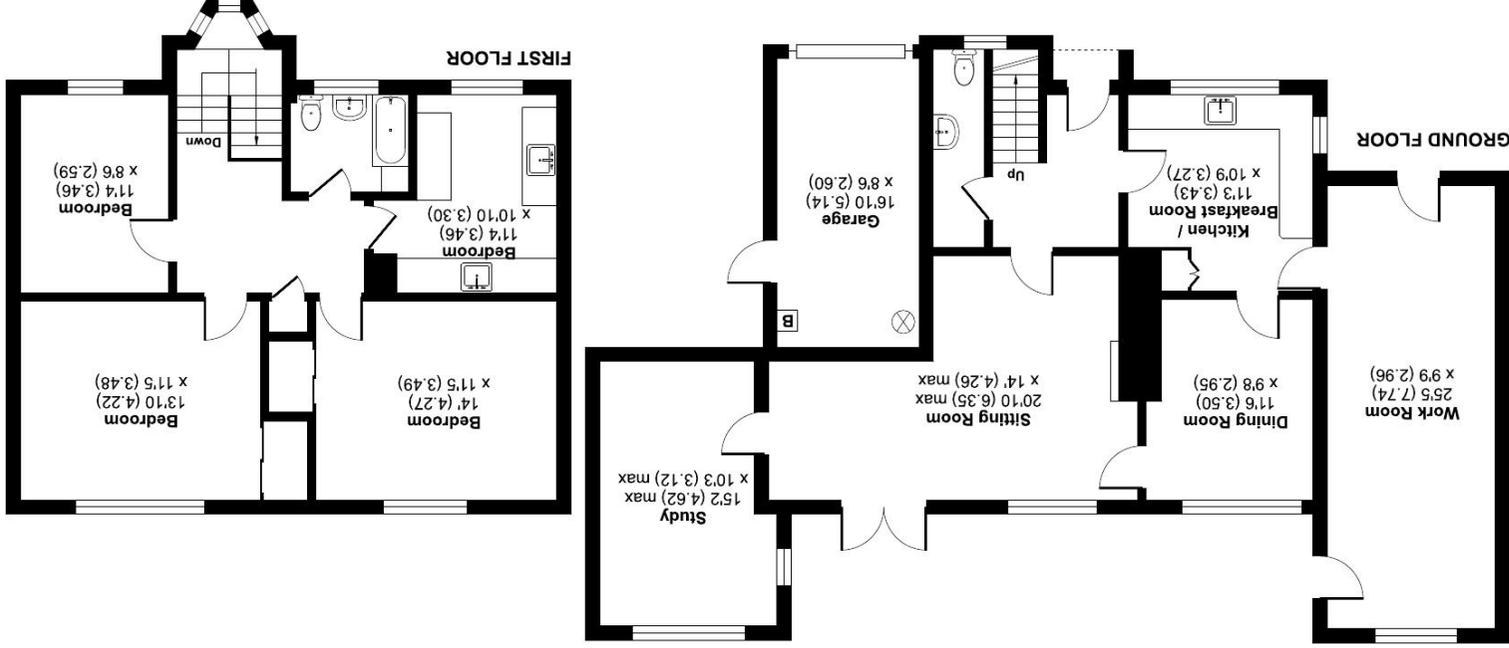


Nearest Schools

- Wells

North Road, Wells, BA5

Approximate Area = 1755 sq ft / 163 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 1891 sq ft / 175.6 sq m
 For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhccom 2025.
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WELLS OFFICE
 telephone 01749 676524
 19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

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