



 3  1  2 EPC C

£395,000 Freehold

The Straw Barn  
4 Silverdale Court  
Priddy, Nr Wells, BA5 3FL

COOPER  
AND  
TANNER



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#### DESCRIPTION

Set on the edge of a small development of former farm buildings. The Straw Barn is a bright and airy property with three bedrooms, two bathrooms, open plan living accommodation, garden, parking and views over the Somerset countryside.

Upon entering the property is an entrance hall with space for coats and shoes. Oak glazed double doors lead to the open plan kitchen/dining/sitting room with oak flooring and windows to the side and to the front, overlooking the garden. This spacious room has the well-appointed kitchen in one corner and plenty of further space for sitting and dining furniture. The kitchen is well-designed with grey Shaker style cupboards and integrated appliances, including dishwasher, fridge freezer, washer/dryer, oven and hob, all topped with granite worktops. The ground floor benefits from underfloor heating throughout. A glazed oak door leads to the inner hallway with downstairs cloakroom comprising; back to the wall WC and wash hand basin with storage beneath. A useful understairs cupboard houses the hot water cylinder and offer plenty of day-to-day storage.

Stairs lead to the first floor and spacious landing with shelved airing cupboard. The principal bedroom is generous in size with a window to the side and a roof window to the front allowing plenty of natural light. The ensuite shower room comprises, shower, back to the wall WC, wash basin and radiator. The second bedroom, a good size double has a window to the front overlooking the garden. The third bedroom is single in size and could also be used as a study if desired, it is particularly bright with both a window and roof light. The family bathroom is well-appointed with honey coloured tiling and comprises; bath, shower cubicle, WC, basin and radiator.

The property has an air source heating system which provides hot water and powers the underfloor heating on the ground floor and radiators to the first floor.

#### OUTSIDE

The property is approached via a shared gravel drive which opens into a block paved parking area with allocated parking for two cars. A gate leads from the parking area into the garden. A paved path leads to the front door and a patio runs across the front of the property. The garden is mainly laid to lawn and is fully enclosed with stone walling.

#### 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 until reaching the village for approx 1 1/2 miles. Silverdale Court can be found on the left, follow the gravel drive around to the right and then turn left between the buildings. The Old Straw Barn is the last property on the left.

**Agents Note:** Please be advised that the new owner will have to contribute towards maintenance of shared facilities (septic tank and driveway) - amount to be advised.

REF:WELJAT26092023

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** D

**Heating:** Air source heating with underfloor heating on the ground floor and radiators to the first floor.

**Services:** Private drainage, mains water, gas and electricity

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

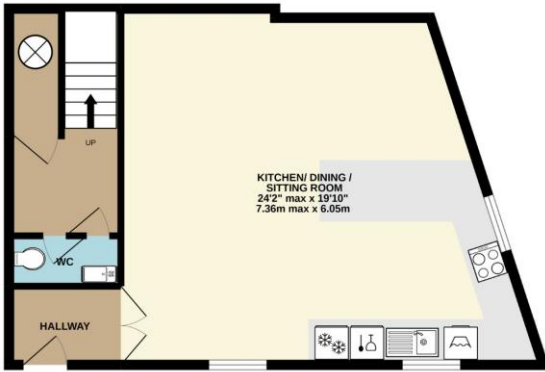
- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Priddy, Chewton Mendip & Wells

GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR  
551 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.2 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.  
Made with Metroplan 5.0022



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