



Nowhere Cottage, 29 South Street, Wells, BA5 1SL

£625,000 Freehold

COOPER  
AND  
TANNER



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## DESCRIPTION

Situated just moments from the High Street and historic centre of Wells is this stunning detached cottage with courtyard garden, parking and garage. The current owner, an interior designer, has completely transformed the cottage which now benefits from an open plan layout and a stylish contemporary finish. Offered with no onward chain.

Upon entering 'Nowhere Cottage' is an entrance hall with marble tiled floor and leading to the sitting room. The sitting room is a bright and airy room with light wood effect plank floor, window to the front with bespoke plantation style shutters, understairs cupboard with original painted wood door, stylish wall lights and a sleek modern inset electric fire - operated by remote control, as the focal point of the room. A large half height opening links the rest of the ground floor making a lovely social space, ideal for modern living. From the sitting room a step leads up to the open plan kitchen/dining/family room, again with light wood effect plank floor. To one side is a full height built-in cupboard with original cottage style door, perfect for coats and shoes and 'day to day' storage. The sleek kitchen comprises a range of black wood textured units with soft close doors and drawers, a display shelf, an integrated fridge/freezer, integrated dishwasher, inset ceramic sink and full height larder unit with pull out shelves. A large central island unit is topped with granite and features a ceramic hob with contemporary extractor hood above, integrated oven and integrated microwave. In the far corner, behind an original ledge and brace door, is a cloakroom with marble tiles, vanity wash hand basin, WC and housing the 'Vaillant' combi-boiler. Opposite the kitchen is the dining area, with window and bespoke

shutters. The dining area can comfortably accommodate a table to seat four to six people and is flanked by a contemporary full height radiator. At the far end of the kitchen is space for comfortable seating and a striking wall of bi-folding doors which open out to the inner courtyard, making this a wonderfully versatile space for entertaining.

From the hall stairs lead up to the first floor landing, a bright space with window and bespoke shutters, and leading to two of the three bedrooms and family bathroom. At the front of the house is a generous double bedroom with light wood effect plank flooring, two windows, again with bespoke plantation style shutters and a large dressing area. The second bedroom, again with light wood effect plank flooring has a rear aspect over the courtyard garden and is a lovely bright and airy space. The well-appointed family bathroom is fully tiled and features a modern double ended bath with waterfall shower above, vanity wash basin, WC and modern towel radiator.

From the landing, an original painted door opens to a staircase, with glass panelled balustrade, leading up to the attic suite. This impressive room is bright and airy with a window to the side and three Velux windows all bathing the room in natural light. At the far end of the room, behind a glass wall, is the stunning ensuite shower room. This space is fully tiled with marble tiles and comprises; a large glazed walk-in shower enclosure with waterfall shower, vanity basin, WC and modern towel radiator. The bedroom space is fully carpeted and benefits from louvred bi-fold doors giving access to the generous eaves storage on both sides of the room.









## OUTSIDE

At the front of the property is a border planted with well-tended box hedging along with a step leading up to the front door. To the side is a gravelled area offering parking for one small car.

At the rear off the property, accessed from Mill Street is a single garage with roller door. The garage, also accessed from the inner courtyard, benefits from light and power and features a stainless steel sink and space and plumbing for a washing machine and further white goods. This versatile space could be further opened to the inner courtyard, perhaps with bi-fold doors if desired, and would make a marvellous home office or artist's studio.

The inner courtyard which leads off both the kitchen/dining/family room and the garage is fully enclosed and notably secluded, considering the central location of the property. With slate tiles underfoot, there are painted raised beds planted with rosemary, roses, shrubs and vines and a simple seating area topped with slate, offering the perfect spot for morning coffee. Wall lights adorn the walls giving soft ambient light amongst the planting and there is a useful outdoor electrical socket along with an outside tap. There is space for outside furniture, ideal for outside dining. The courtyard is at the same level as the kitchen and with the bi-fold doors fully open this truly is a wonderful 'indoor-outdoor' space, designed for entertaining.

## 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

From our office in Broad Street, take the first left into St. Johns Street. At the end of the road turn left into South Street and the property can be found on the left hand side after approx. 150 metres on the corner of South Street and Mill Street.

REF:WELJAT06102023



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** D

**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

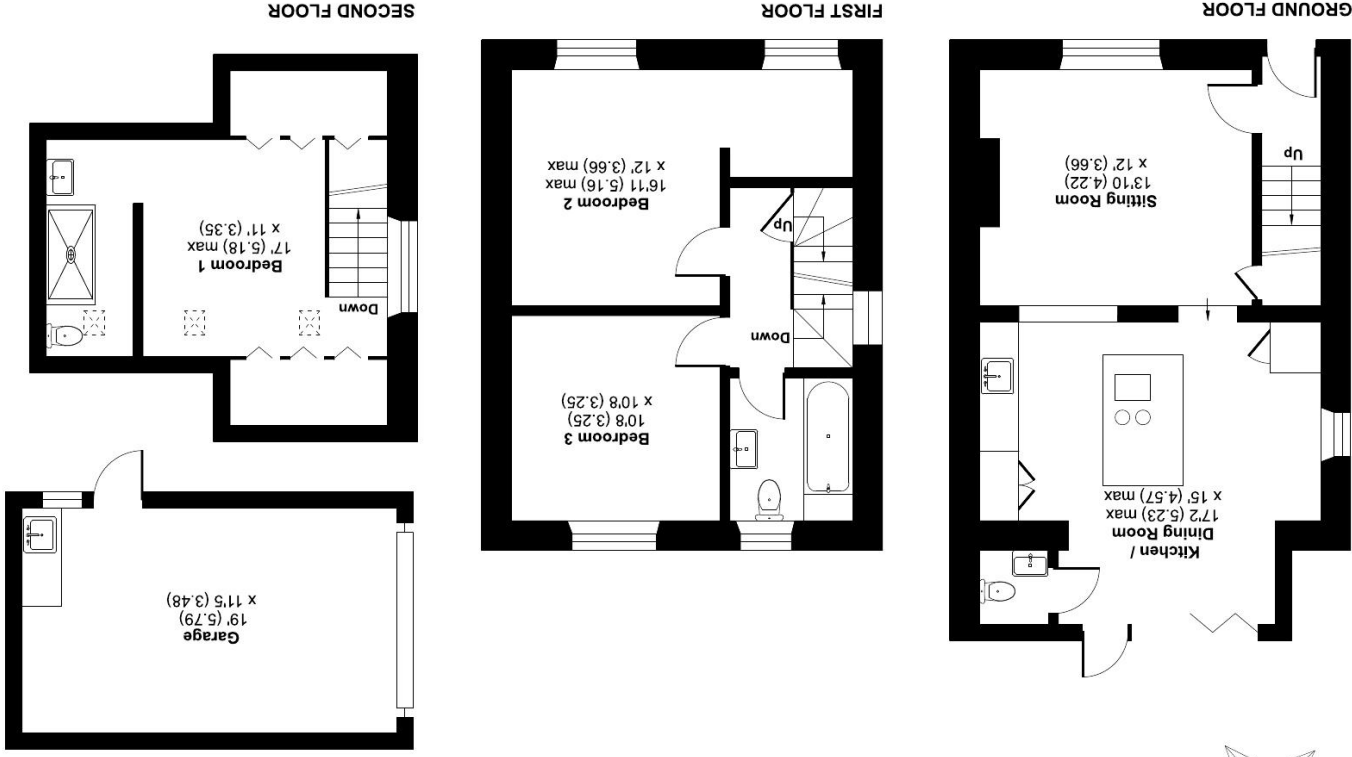


### Nearest Schools

- Wells (primary & secondary)

## South Street, Wells, BA5

Approximate Area = 1122 sq ft / 104.2 sq m  
 Garage = 217 sq ft / 20.1 sq m  
 Total = 1339 sq ft / 124.3 sq m  
 For identification only - Not to scale



**Certified Property Measurer**  
**RICS**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctdcom 2023.  
 Produced for Cooper and Tanner. REF: 1038378

### WELLS OFFICE

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