



 3  1  1 EPC Not Required £315,000 Freehold

4 Priest Row
Wells
BA5 2PY





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DESCRIPTION

A generously proportioned, Grade II listed, three bedroom cottage with private walled courtyard garden within the centre of Wells. The property is well-presented and has the perfect balance of character features and modern convenience. Situated within a central location the house has access to all the amenities Wells has to offer and has views to the front over St Cuthberts Church. The property is currently used as a holiday let and is available with NO ONWARD CHAIN.

Upon entering the cottage is an entrance porch, with space for coats and shoes and a glazed door leading to the sitting room. The sitting room is partially panelled and has a window to the front with views of the church and a stone and brick fireplace with 'Jotul' gas fired stove (currently not in working order) as the focal point. On either side of the fireplace are deep alcoves with shelving with one side benefiting from a built-in cupboard. A large understairs cupboard offers plenty of space for 'day to day' storage. A door leads through to the kitchen/dining room a range of wall and base units having cream Shaker style doors, an integrated electric oven and gas hob along with space for a slimline dishwasher, washing machine and undercounter fridge. There is plenty of space for a dining table to seat four to six people and a glazed door leads out to the enclosed rear courtyard garden. From the kitchen a door opens to the staircase.

Stairs rise to the first floor with two of the three bedrooms and the family shower room. At the front of the property is a notably spacious double bedroom with feature panelling behind the bed, two built-in wardrobes, a fireplace with cast iron insert along with views to the front over St. Cuthbert's Church. The second bedroom, currently with bunk beds is single in size and looks out over the rear courtyard with views towards Wells Cathedral. The shower room, again with cathedral views, comprises; a shower cubicle, WC, wash basin and modern towel rail. From the landing, a door opens to a further staircase leading up to the second floor.

On the second floor is a large double bedroom with painted beams, wood effect laminate floor, eaves storage, a dormer

window to the front with views of the church and a Velux window to the rear with a direct view over rooftops to the West front of Wells Cathedral.

OUTSIDE

The rear courtyard garden, accessed from the kitchen, is a lovely spot for outside dining and entertaining with plenty of space for outdoor furniture. The courtyard is fully enclosed and is block paved and has a raised bed planted with a variety of shrubs and climbing plants.

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 right into Queen Street. Continue to the end of the road and turn left and then immediately right into Priest Row. Continue for 40m and the property can be found on the right. For the purposes of viewing please park in a nearby carpark (Whiting Way or Union Street).

REF:WELJAT17012024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: Currently registered for business rates

Heating: Gas central heating and electric heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

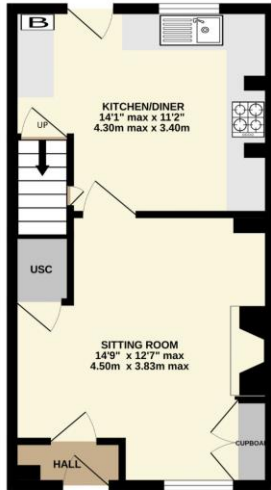
- Castle Cary
- Bath Spa
- Bristol Temple Meads



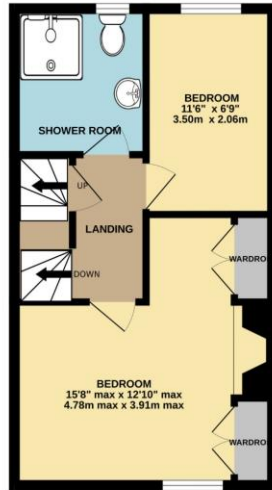
Nearest Schools

- Wells

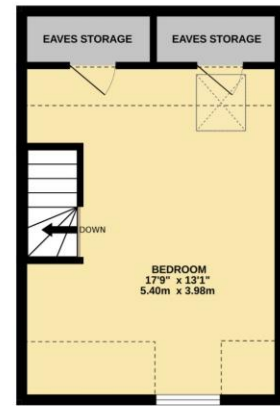
GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



2ND FLOOR
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 1011 sq.ft. (94.0 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



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