



No. 7 Lamp House, St. Cuthbert Street, Wells, BA5 2AW

£395,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

Set in the heart of the city of Wells, overlooking St. Cuthbert's Church and just moments from the High Street is No. 7 - Lamp House. This beautifully renovated three bedroom mid-terraced cottage has been sympathetically renovated throughout with careful consideration, tasteful decor and period features retained wherever possible. The property benefits from new electrics, new boiler, new heating and plumbing, new carpets and flooring, new kitchen with integrated appliances, well-appointed shower room, enclosed south facing courtyard garden and versatile stone-built outbuilding.

Upon entering is the characterful sitting room with coir mat well and built-in cupboard which houses the consumer unit and provides space for coats and shoes. The sitting room features a traditional style anthracite radiator, an original sash window with window seat and marvellous view of St Cuthberts Church. There is plenty of space for comfortable furniture and an original panelled wall with a panelled door opening to a large understairs cupboard. A fireplace with stone hearth and wooden mantle shelf makes a lovely focal point and alcoves on either side feature original exposed beams. From the sitting room is an opening with flagstone floor leading to the staircase. A step leads down to the airy kitchen/dining room with engineered oak floor, wall mounted modern anthracite radiator and tri-fold doors leading out to the sunny south facing garden. The beautifully designed kitchen features a range of cabinets with Shaker style 'soft close' doors and drawers finished in a tasteful soft putty colour and topped with quartz worktops, quartz upstands and a Belfast sink. Within the kitchen are open shelves, panelled splashback and integrated appliances including a washer/dryer, slimline dishwasher, AEG double oven, AEG induction hob with glass splashback and undercounter fridge and freezer. In one corner a medieval arch opens to a stunning shelved alcove. This space, which benefits from discreet lighting, could be used as a coffee

station, open pantry or to display your kitchen items, china and glassware. To one side of the kitchen is space for a dining table to seat six to eight, perfectly positioned next to the tri-fold doors and giving the option for indoor/outdoor entertaining.

A staircase, with bespoke wrought iron hand rail - hand forged by a local Somerset forge, rises to the first floor galleried landing with traditional style anthracite radiator, shelved cupboard housing the newly fitted 'ideal' combi-boiler, and leading to two double bedrooms and shower room. At the front of the property is a good-sized double bedroom with large sash window and church view. A large understairs cupboard provides useful storage and could be used as a built-in wardrobe. An original painted wood fireplace with slate hearth and attractive cast iron insert is a lovely feature along with an original exposed beam and plaster wall. To the rear of the property is a cosy double or generous single bedroom with anthracite traditional style radiator and large sash window overlooking the sunny rear garden. The shower room is beautifully finished and features attractive encaustic, patterned floor tiles, electric underfloor heating, large walk-in shower enclosure with marble effect walls and waterfall shower head, vanity basin, WC, illuminated mirror and modern towel radiator.

From the landing a door opens to a further staircase, again with hand forged hand wrought iron handrail, leading up to the stunning third bedroom. This light and spacious room benefits from a dual aspect with a dormer sash window to the front, offering views of both St Cuthberts Church and Wells Cathedral, and Velux window to the rear. The bedroom features a borrowed light above the door, vaulted ceiling and beautiful exposed beams and trusses.

Throughout the property are painted cottage doors which are either original or reclaimed to match.









OUTSIDE

The front of the property has been fully renovated and features a beautifully restored cast iron lamp - hence the name 'Lamp House'.

The enclosed rear garden, accessed via the tri-fold doors in the kitchen/dining room, is south facing and benefits from sun throughout the day. It is mainly laid to paving, for ease of maintenance with large timber planters on either side and planted with herbs and flowering plants. There is plenty of space for outdoor furniture and entertaining and is wonderful haven in the heart of the city.

At the far end of the garden is an open fronted stone outbuilding which benefits from light and power. This versatile space currently provides a sheltered area ideal for parties or a shady spot to sit and read a book. This useful space could be enclosed, relatively easily and offers the possibility of a home office, gym or garden studio.

There is on street parking outside the property - restrictions apply during the day (Monday to Saturday) but you can park between the hours of 6pm and 8am with no restrictions and all day on a Sunday.

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

By Car - From our office in Broad Street, Wells turn left onto Priory Road and continue for 100m. At the junction turn right onto Princes Road. Continue for a further 250m to the traffic lights and turn right into St Cuthbert Street (one way street). The property is a little further along on the right, directly opposite the church. You can park in the parking bays outside or opposite for up to one hour.

On Foot - From our office in Broad Street, Wells turn right into Queen Street and second left onto the High Street which continues into St. Cuthbert's Street. continue walking down the road with the church on your right, Number 7 can be directly opposite the church.

REF:WELJAT25062025



Local Information: Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, mains water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary

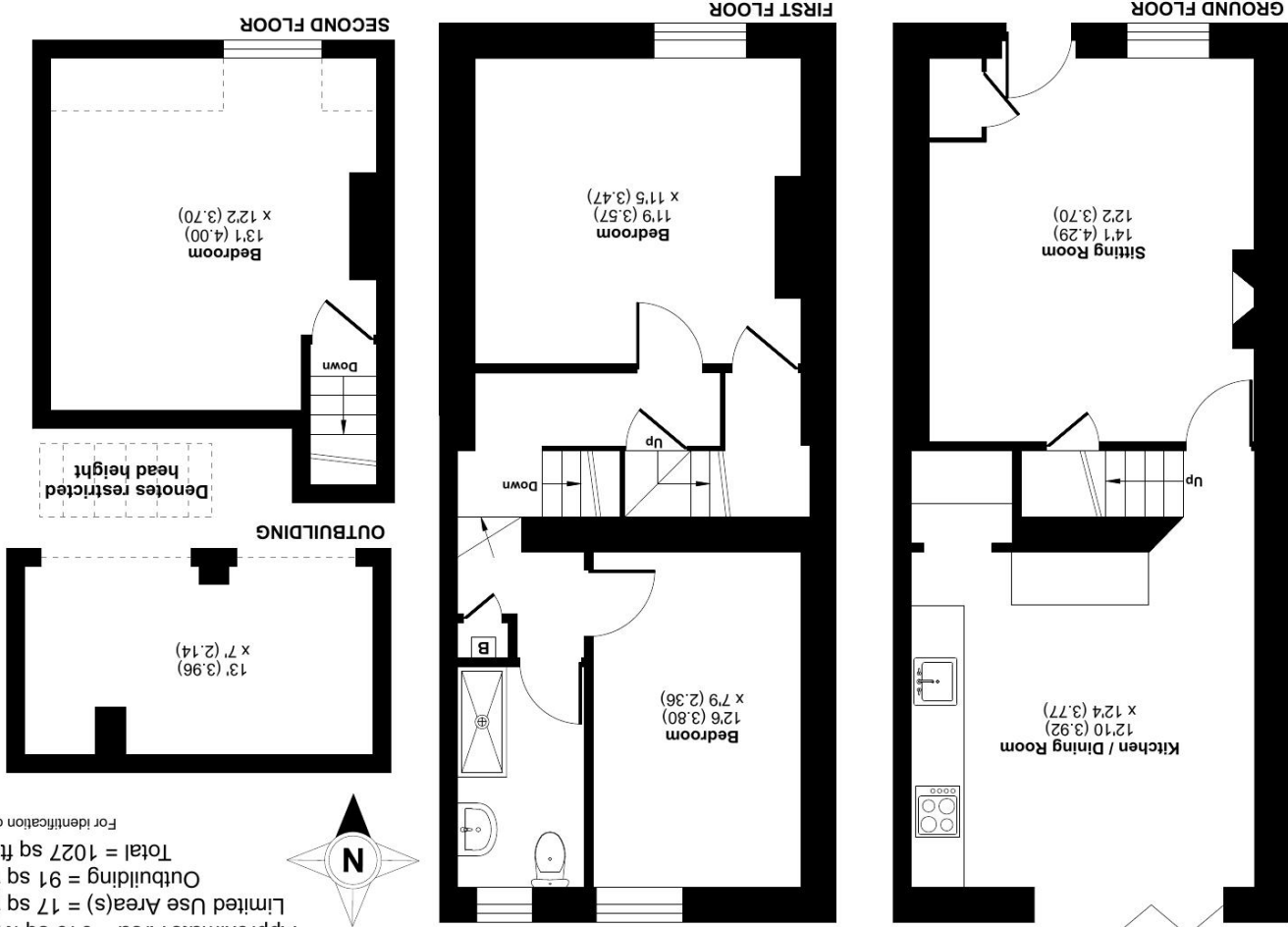


Nearest Schools

- Wells

St. Cuthbert Street, Wells, BA5

Approximate Area = 919 sq ft / 85.3 sq m
 Limited Use Area(s) = 17 sq ft / 1.5 sq m
 Outbuilding = 91 sq ft / 8.4 sq m
 Total = 1027 sq ft / 95.2 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). © nichecom 2025. Produced for Cooper and Tanner. REF: 1315655

WELLS OFFICE
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