



Solomon Coombe, Priddy, BA5 3BE

£699,950 Freehold

COOPER  
AND  
TANNER







# Solomon Coombe

## Priddy, Nr Wells, BA5 3BE

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£699,950 Freehold

### DESCRIPTION

A wonderful four bedroom family home situated within the heart of the ever popular village of Priddy, close to the village church and school, with stunning countryside views, beautiful gardens, garage and ample parking. The property was built in 1949 and has been within the same ownership for over 35 years, lovingly kept and updated with a new kitchen whilst also offering scope for someone new to place their mark.

Upon entering the house is a light and spacious entrance hall with ample space for shoes and coats. The sitting room benefits from a dual aspect overlooking both the gardens and also the open countryside beyond. The well-proportioned room has a picture rail, bay window to the front and a fire as the focal point. The dining room can be found to the front of the house, also with a bay window and currently used as a snug/craft room, with a 'Jet Master' open fire as the focal point. The kitchen/breakfast room features an abundance of natural light with a dual aspect and countryside views from the kitchen sink. The kitchen comprises a range of fitted units, an electric oven and hob, two larders, wall mounted LPG boiler and ample space for a breakfast table to seat four people. A door opens from the kitchen to a lobby,

providing access to a w/c, fully shelved storeroom, door to the front of the house and through to the utility room. The utility room features further storage, plumbing for white goods and access out to the rear of the house and gardens.

To the first floor is a large landing with an airing cupboard and views over open fields. The principal bedroom has a dual aspect with gorgeous views and ample fitted storage. Two further double bedrooms, one to the front and one to the rear both benefit from lovely views. The fourth bedroom has views looking out over the gardens and would make a perfect single bedroom or home office if desired. The bathroom comprises a bath with shower above, toilet, wash basin and heated towel rail.

### OUTSIDE

Approaching the property is a five bar wooden gate opening to the driveway for four to five cars to the side of the house, leading to the former barn and now garage and a garden store. The garage is a large single but could also be used for a host of different purposes subject to the necessary consents. The gardens have been well-tended to over the years to create a peaceful and tranquil place to relax, entertain

















## OUTSIDE (continued)

and enjoy the wonderful countryside views. The gardens are mainly laid to lawn with a wide variety of shrubs, bushes, flower beds and prolific vegetable patches. A patio to the side of the house is a wonderful space for outside dining and entertaining.

## 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. Continue along Wells Road and follow the road round to the right and Solomon Coombe can be found on the right hand side.

REF:WEUJAT25042025



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** F

**Heating:** LPG gas central heating

**Services:** Private drainage, mains water & electricity

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Bristol Temple Meads
- Bath Spa & Castle Cary

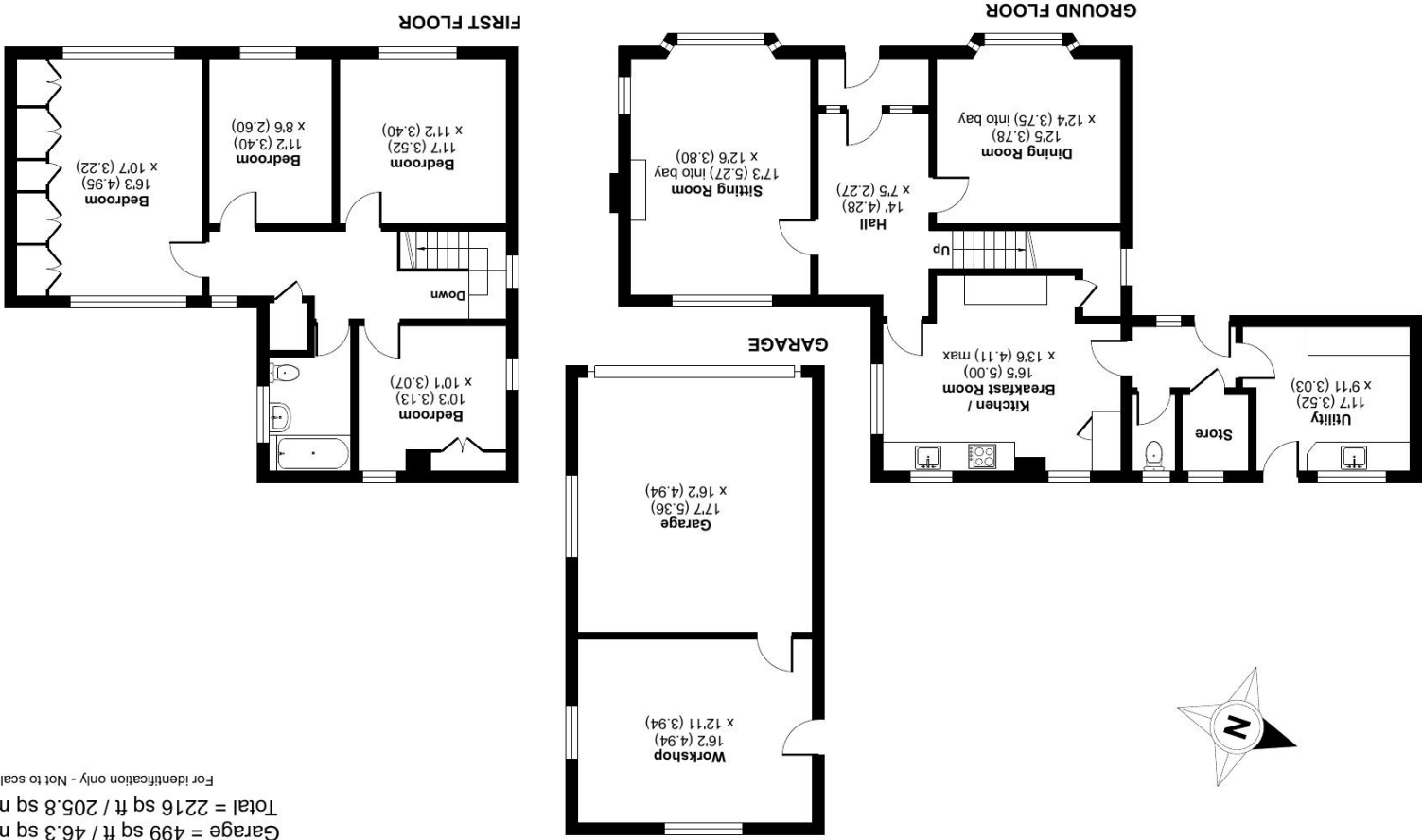


### Nearest Schools

- Priddy (primary)
- Wells (primary & secondary)

# Solomon Coombe, Priddy, Wells, BA5

Approximate Area = 1717 sq ft / 159.5 sq m  
Garage = 499 sq ft / 46.3 sq m  
Total = 2216 sq ft / 205.8 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). © nrichcom 2025. Produced for Cooper and Tanner. REF: 1277487

## WELLS OFFICE

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