



6 Ash Lane, Wells, BA5 2LU

£575,000 Freehold

COOPER  
AND  
TANNER







# 6 Ash Lane, Wells, BA5 2LU

 3  2  1 EPC C

£575,000 Freehold

## DESCRIPTION

A well-presented and welcoming period family home in a desirable area of Wells. The property retains many period features and comprises; three double bedrooms, two spacious reception rooms, kitchen, cloakroom, family bathroom, garage/workshop, driveway parking, gardens to the front and rear, along with distant views of Glastonbury tor and surrounding countryside.

This well-proportioned, three bedroom property is accessed via steps leading up to a covered porch with storage space to one side. The solid wood entrance door is original 'Arts and Crafts' style and this style follows through to the spacious entrance hall which has a quarry tiled floor and a panelled under stairs cupboard. The sitting room has a large bay window, looking out over the front garden, and wooden fireplace with an inset 'Morso' multi fuel stove. On either side of the fireplace are built-in shelves with cupboards beneath. The generous sized dining room, also with a wooden fireplace and 'Morso' multi fuel stove, has plenty of space to accommodate a table to seat ten to twelve people and features a square bay with French doors leading out to the rear garden. Adjacent to the dining room is the kitchen, with quarry tiled floor, bespoke cream shaker style cupboards topped with solid wood work tops, inset 1

1/2 bowl ceramic sink, integrated dishwasher, integrated fridge/freezer and built-in oven and hob. A door leads to a large, shelved pantry and boiler room housing the 'Vaillant' boiler with large pressurized cylinder. The hall leads round behind the stairs and has a stained glass window to the side and a door leading to the drive along with a cloakroom, featuring attractive tiling, stained glass window, WC and corner wash hand basin.

Stairs rise up to the bright and particularly spacious first floor landing which leads to the three bedrooms and family bathroom. The principal bedroom is a good size and has two built-in wardrobes and a large, square bay window offering views over Wells towards Glastonbury tor. The second bedroom is again a large double, with rear square bay window and built-in airing cupboard. The third bedroom is a cosy double or generous single room again offering views over the city. The large family bathroom is well-appointed with a roll top bath, separate shower, WC and basin.

It may also be possible to extend into the roof space (subject to planning permission) the vendors have had drawings done which can be made available.

















## OUTSIDE (continued)

To the front of the property is a gated driveway with parking for two to three cars, leading to the detached single garage/workshop which is insulated and has an electricity supply. Next to the garage is a wooden potting shed. At the front of the property is a level front lawn, with mature trees and planting which benefits from the morning sun. To the other of the driveway is a vegetable garden with raised beds. To the rear of the property is an enclosed garden mainly laid to lawn with raised bed, mature planting a patio area with pergola.

## LOCATION

Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays.

Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible.

There are good road connections to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Castle Cary (about 20 minutes drive away) to London Paddington.

## VIEWING

Viewing is strictly by appointment with Cooper and Tanner. TEL: 01749 676524

## DIRECTIONS

From the Wells Office, turn left and carry on along Priors Road, at the roundabout take the third exit onto Strawberry Way. At the first set of traffic lights go straight across. At the next set of traffic lights turn right into Portway. At the next set of traffic lights turn left into Wookey Hole Road. Continue along Wookey Hole Road for approx. 600 metres and turn right into Ash Lane. Number 6 can be found on your left hand side.

REF:WELJAT20022024



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** D

**Heating:** Gas central heating

**Services:** Mains drainage, gas, water & electricity

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary



### Nearest Schools

- Wells (Primary & Secondary)

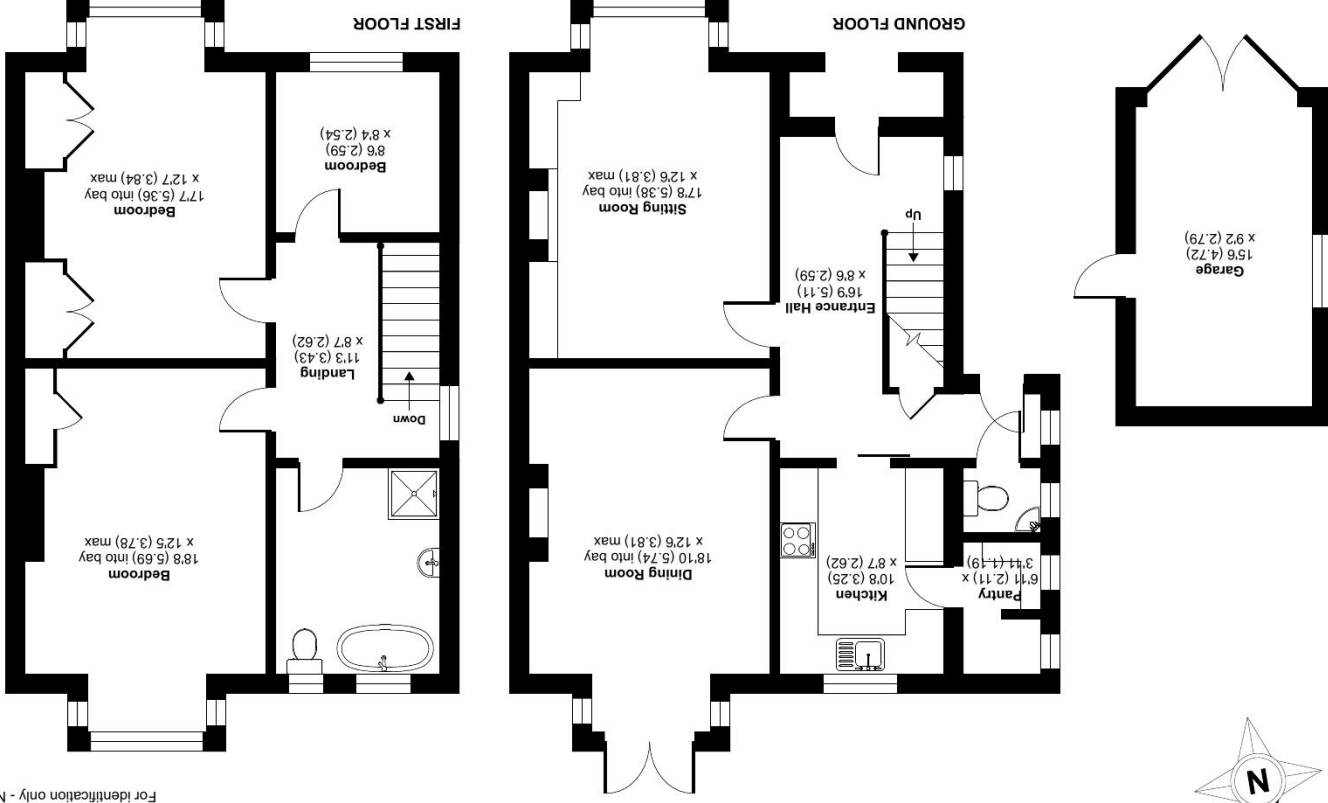
## Ash Lane, BA5

Approximate Area = 1455 sq ft / 135.2 sq m

Garage = 142 sq ft / 13.2 sq m

Total = 1597 sq ft / 148.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickhecom 2024. Produced for Cooper and Tanner. REF: 1079960

## WELLS OFFICE

telephone 01749 676524

19 Broad Street, Wells, Somerset BA5 2DJ

[wells@cooperandtanner.co.uk](mailto:wells@cooperandtanner.co.uk)

**Important Notice:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



COOPER  
AND  
TANNER