



 2  1  2 EPC D

Freehold £320,000

Chantry Cottage,  
12 Tor Street  
Wells, BA5 2US

**COOPER  
AND  
TANNER**



# Chantry Cottage, 12 Tor Street Wells, BA5 2US

 2  1  1 EPC D

## £320,000 Freehold

### DESCRIPTION

A deceptively spacious character cottage set within the heart of Wells and offered with no onward chain. The property would benefit from some cosmetic updating and benefits from a Kitchen/breakfast room, generous sitting dining room, utility area, downstairs WC, two double bedrooms (one with an ensuite), family bathroom and a good sized sunny rear garden.

Upon entering is a lobby with a door opening into the kitchen breakfast room. The kitchen comprises; a range of wall wand base units with white doors, stainless steel sink and space for a freestanding cooker. A peninsula unit provides additional storage and divides the kitchen from the breakfast area. The breakfast area, with attractive exposed stone chimney breast, has a window to the front and space for a table to seat two to four people and space for further white goods. To one side is a passage with built-in cupboards, ideal for coats, shoes and 'day to day' storage. The passage leads past the stairs to the notably spacious sitting dining room. This generous space, with windows to the side and rear, offers plenty of space for both comfortable seating and a dining table to seat eight guests and has a wooden fireplace with gas fire as the focal point. A glazed door leads out to the patio and good sized garden and a further door leads to the utility area and downstairs WC. The 'lean-to' utility area, with door to the patio and garden, features a Belfast sink and space and plumbing for a washing machine. From here a door opens into the cloakroom with WC and wash hand basin.

Stairs rose to the first floor with two double bedrooms (one with ensuite) and the family bathroom. A spacious galleried landing, with loft access, leads to the first of the two bedrooms. This bedroom, with front aspect offering beautiful view over gardens to Wells Cathedral, is double in size and has internal windows offering light to the landing. The 'L' shaped landing, with shelved cupboard housing the Vaillant combi-boiler, leads to the family bathroom. The family bathroom comprises; bath with shower attachment, wash basin and WC. The well-proportioned principal bedroom benefits from exposed beams and a dual aspect with one window to the side and two overlooking the garden. Once of the

windows has a window seat, the perfect spot to sit and read or enjoy the garden. The ensuite shower room comprises and shower enclosure, WC, bidet and wash basin.

### OUTSIDE

The garden at the rear is deceptively generous as it opens out behind neighbouring gardens. Accessed from both the sitting room and the utility room is the secluded patio area with space for outdoor furniture and entertaining. The garden is mainly laid to lawn with mature trees, shrubs and flowering plants including a fig tree and tree peony. A wooden shed is neatly tucked away and offers useful storage. This attractive and verdant space is an oasis of calm in the heart of the city.

### 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

Leaving Wells city centre head towards Bath, via the Liberty, into Tor Street. Follow the road round to the right and the property can be found on the left hand side.

REF:WELJAT03092024

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** C

**Heating:** Gas central heating

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

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



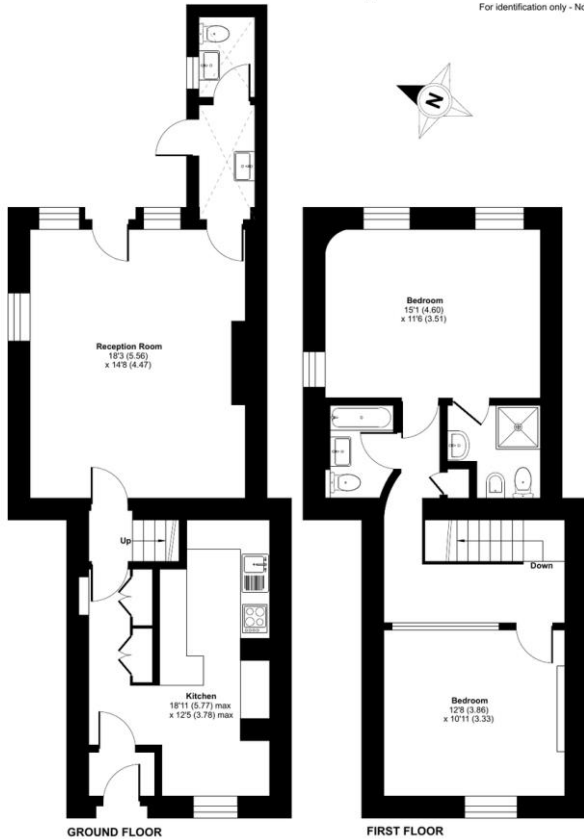
#### Nearest Schools

- Wells (primary and secondary)

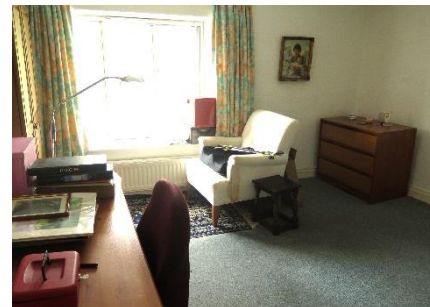
**Tor Street, Wells, BA5**

Approximate Area = 1089 sq ft / 101.1 sq m

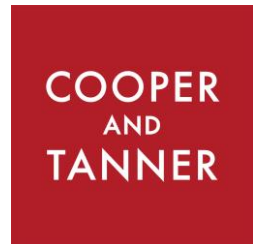
For identification only - Not to scale



**RICS** Certified Property Measurer  
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