



21 Portway, Wells, BA5 2BA

£595,000 Freehold

COOPER  
AND  
TANNER



# 21 Portway, Wells, BA5 2BA

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Guide Price £595,000 Freehold

## DESCRIPTION

Situated on a quiet no through road in the heart of Wells, just a stone's throw from the High Street and amenities is this beautifully appointed Victorian home with an abundance of period features. The property is laid out over three floors and benefits from five bedrooms, two reception rooms, an open plan kitchen and breakfast room and an enclosed rear garden. The property has been well-maintained and had a new roof in 2023 and new consumer unit at the end of 2022.

Upon entering, via the original front door, is the entrance lobby with tiled floor, dado rail and stained glass door leading to the hall. The main entrance hall, which leads to the two reception rooms and the kitchen/breakfast room, has two useful understairs cupboards and period features including tiled floor, dado rail, corbelled arch and high ceiling. The sitting room, with elegant proportions, has a front aspect with large bay window which allows plenty of natural light, picture rails, cornice and an attractive slate fireplace, with inset 'Jetmaster' fire, as the focal point. The dining room, currently presented as a music room and snug, again features a dark slate fireplace with inset 'Jetmaster' fire along with exposed wooden floorboards, picture rail and a sash window looking out to the rear garden. The kitchen/breakfast room is at the rear of the house and, with the help of a kitchen peninsula, naturally divides into two areas. The breakfast room has a part-glazed roof, perfectly positioned to allow natural light over the eating area, with space to seat eight people comfortably. A window looks out to the side and a glazed door leads out to the garden. To one side is space for comfortable seating along with a modern panel radiator and built-in dresser with open shelves and a cupboard beneath. The kitchen has a range of units with cream high gloss doors and drawers, granite worktops, peninsula unit, Rangemaster range cooker,

integrated dishwasher, inset double sink with waste disposal unit and boiling water tap along with space and plumbing for a washing machine. Full height contrasting units, in a high gloss dark wood effect, house the integrated fridge freezer and larder. This light room has two windows to the side, a roof window and French doors opening out to the garden, giving the space a lovely 'inside outside' feel.

From the hall the stunning original staircase leads up to a half landing and to the family bathroom. The bathroom is partially divided and comprises a bath with shower overhead and vanity basin with an opening through to the WC with high wall-mounted cistern and linen cupboard. From the half landing to the first floor with an understairs cupboard, two double bedrooms and a single bedroom. To the front is a bright and spacious double bedroom with bay window, built-in stripped pine wardrobe, corniced ceiling, picture rail and slate fire surround with tiled cast iron insert and tiled hearth. The single bedroom, currently presented as a study/office has a front aspect. The second double bedroom has a view over the garden to the rear, picture rail, built-in stripped pine wardrobe and a cast iron fireplace.

Stairs with a roof window above lead to the second floor with two further double bedrooms, one with an ensuite. The principal bedroom, with part vaulted ceiling, benefits from eaves storage and a large dormer window with window to the rear and glazed sides. The ensuite comprises; a corner shower enclosure, wash basin with storage, hidden cistern WC, modern towel radiator and eaves storage. The fifth bedroom is a generous double again with part vaulted ceiling, eaves storage and a large dormer window offering views towards St. Cuthbert's Church and the Mendip Hills.









## OUTSIDE

The front garden is planted with low box hedging with gravel for ease of maintenance.

The rear garden, which can be accessed from both the breakfast room and the kitchen, is mainly laid to Indian slate paving, for ease of maintenance. Within the garden are brick built raised borders planted with shrubs and flowering plants and a raised pond, a 30amp outdoor socket and outdoor lighting. There is plenty of space for outside furniture and entertaining. At the bottom of the garden is a pedestrian gate and secluded spot with space for a hot tub (available by separate negotiation).

The current owners rent a garage directly behind the property. We are advised that the rental of the garage will be available to the new owners if required.

Permit parking is available immediately outside the front of the property, each property is allowed two permits costing £60 for the first permit and £90 for the second. Further on street parking is available directly across the road in Portway Avenue.

## 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 offices in Broad Street, Wells, continue into Priory Road. At the junction, turn right into Princes Road and continue for 200m to the traffic lights. At the traffic lights continue straight ahead for approx. 100m and take the first left (on the corner) into Portway. The property can be found on the left.

REF:WELJAT280524



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** E

**Heating:** Gas central heating

**Services:** Mains drainage, mains water Gas & electricity.

**Tenure:** Freehold



### Motorway Links

- M4
- M5



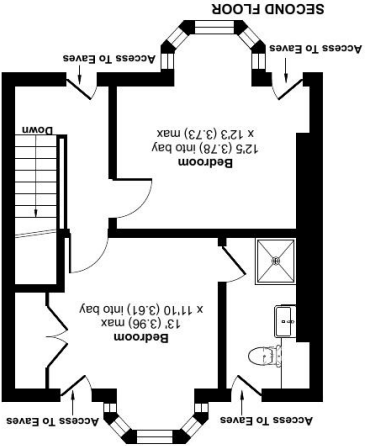
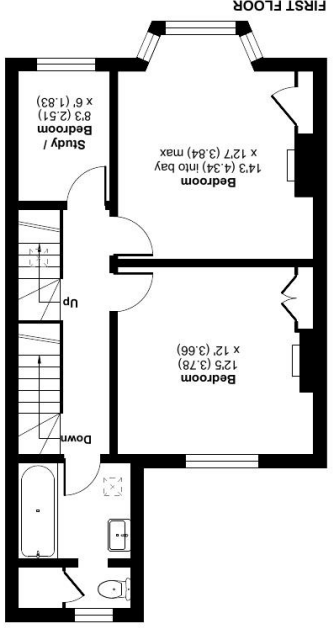
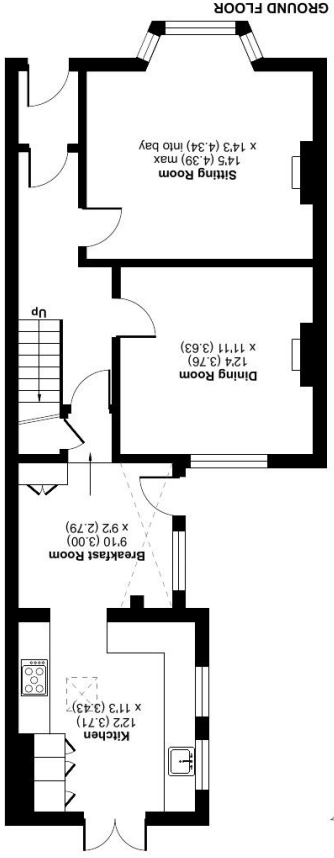
### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads




### Nearest Schools

- Wells (primary & secondary)



**Portway, Wells, BA5**  
Approximate Area = 1657 sq ft / 153.9 sq m  
For identification only - Not to scale

 RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlhcom 2024.  
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