



70 Southover, Wells, BA5 1UH

£535,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

A beautifully presented and deceptively spacious, three double bedroom period cottage set within the heart of the city. The property has been tastefully and sympathetically enhanced by the present owners with bespoke kitchen, new bathrooms, new laundry space, gas fired stove, Smeg appliances, decoration throughout and modern aluminium glazed doors out to the patio and garden.

Upon entering the property is an entrance hall with space for coat and shoes. A door opens into a large reception room with wood floors, which naturally divides, with the help of an attractive stained glass and wood stable wall, into two distinct areas. Decorated in rich tones, this spacious room offers on one side a comfortable sitting room with original brick fireplace, recently installed gas stove, deep alcoves and sash window to the front. To the other, the room is laid out as a study with additional comfortable seating but could also be used as a formal dining room if required. A further sash window has a front aspect. Throughout the house, all the front facing windows have frosted glass to the bottom halves of the sashes to offer a degree of privacy whilst still allowing plenty of natural light. From the reception rooms a door opens to the rear of the house with a spacious cloakroom to the right. Again, decorated in rich tones the cloakroom comprises; WC, vanity wash basin and traditional style towel radiator. The kitchen dining room runs across the width of the property with two windows

and modern, black aluminium glazed double doors leading out to the patio and gardens beyond. The bespoke Shaker style kitchen is painted in a light heritage sage green, with wrought iron cabinet pulls and solid wood worktops. There are ample cupboards and drawers, all with soft close feature, along with a Belfast sink, induction hob with extractor above, Smeg eye-level oven, dishwasher and space for a freestanding fridge/freezer. A central island, with attractive feature lighting above, offers further storage, open shelving and a built-in wine fridge. Tucked away, under the stairs is a fully shelved, walk-in pantry. The dining area has bespoke banquette seating on two walls with storage beneath and a clever built-in kennel at one end, ideal for the discerning pooch. This could be converted to create further storage, if required. There is space for a table to seat eight guests comfortably.

From the kitchen stairs, with black metal handrail, rise to the first floor. The landing leads to the three double bedrooms and family bathroom. The recently updated bathroom has painted panelling, stunning designer wallpaper and comprises; a roll top bath with modern taps and shower attachment, hidden cistern WC, vanity wash basin, towel radiator and built-in shelved airing cupboard. An opening leads into a laundry area with stained glass window and space to stack a washing machine and tumble dryer. The principal bedroom is a generous double and has a rear aspect over the garden,









DESCRIPTION (continued)

along with a recently fitted ensuite shower room. The shower room comprises, a tiled shower cubicle, hidden cistern WC, vanity basin and modern towel radiator. From the landing a step leads up to two further double bedrooms, both generous in size with fitted wardrobes and a front aspect.

OUTSIDE

To the front, a wrought iron gate opens to a path leading to the front door. To one side is a low maintenance gravelled area with central bed, planted with shrubs and flowering plants. To the other side is a further area of gravel and a wooden bin store with 'green' planted roof.

The rear garden is fully enclosed with natural stone walling and is accessed via double doors leading out from the kitchen. Directly from the kitchen is a secluded, paved patio area perfect for outdoor furniture and entertaining. Steps lead up to the garden, which is mainly laid to lawn with beds planted with shrubs, roses and spring bulbs. At the far end of the garden a wrought iron arch leads into a further lawned area with a wooden shed.

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 including Wells Blue School.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Kings' School, Bruton, 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.

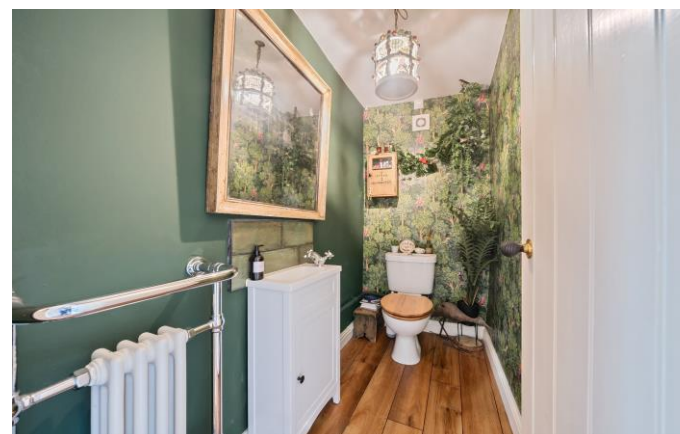
VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From our office in Broad Street, take the first left into St. Johns Street. At the end of the road turn right into Southover and the property can be found on the right hand side after approx. 200 metres.

REF:WELJAT01032024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, gas, water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

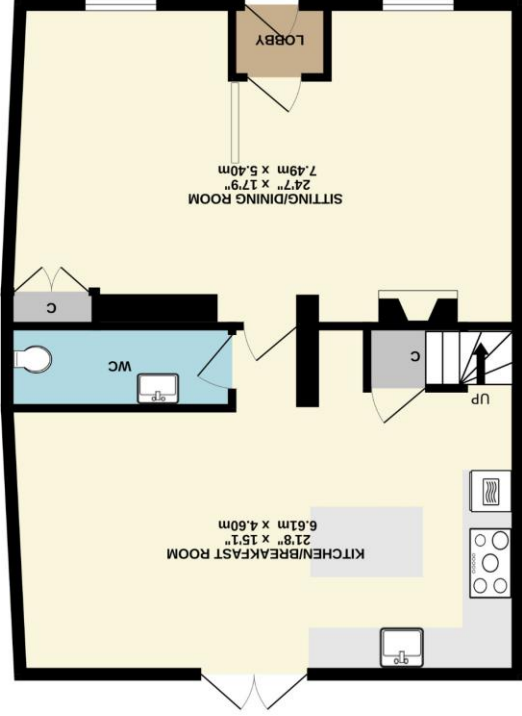
- Bath Spa
- Bristol Temple Meads
- Castle Cary



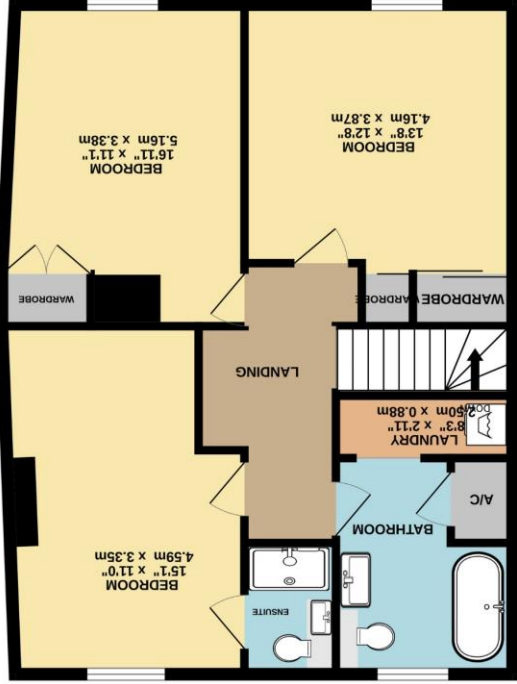
Nearest Schools

- Wells (Primary & Secondary)

GROUND FLOOR (66.2 sq.m.) approx.



1ST FLOOR (66.8 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given. Made with Metropix ©2024

TOTAL FLOOR AREA : 1432 sq.ft. (133.0 sq.m.) approx.

WELLS OFFICE

telephone 01749 676524

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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, references 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.



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