



Piglet in the wild, Priddy, Wells, BA5 3BR

Guide Price £750,000 Freehold

COOPER
AND
TANNER

Piglet in the wild

Priddy

Wells BA5 3BR

 3  1  1  9 Acres EPC D

Description

Set in a glorious rural location on the Mendip Hills this recently refurbished bungalow is set within the breathtaking Mendip Hills area of outstanding natural beauty. Occupying a generous plot of about 9 acres with timber stables this property presents a super smallholding, equestrian or conservation opportunity.

The bungalow was built in the 1980's and has been updated and refreshed throughout to offer a light and spacious bungalow with a new kitchen, bathroom and floorings.

There is ample parking to the side of the property and the property sits centrally within its own garden. A stone and glazed entrance porch leads into the kitchen/breakfast room which is fitted with a range of shaker style wall and floor units. There is a utility area adjacent to a separate shower room. The sitting room overlooks the rear garden and has a stone fireplace and hearth and patio doors to the garden. The family bathroom has a white suite with a bath, toilet and basin and there are three bedrooms. There is an airing cupboard housing the hot water tank.

Services

Mains water and electricity are connected.
Private drainage. Oil fired central heating.

The land

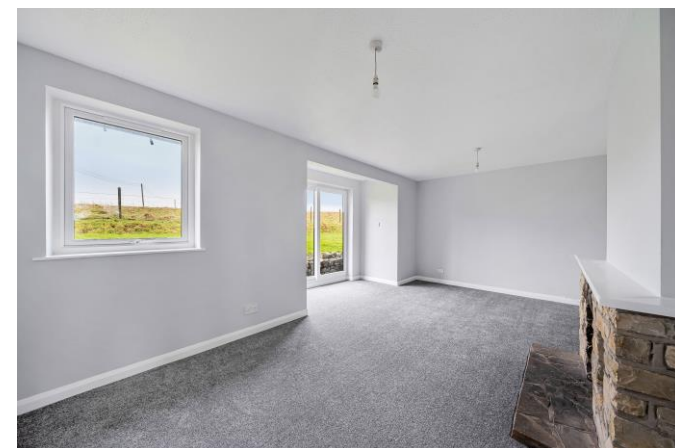
Adjoining the bungalow there is paddocks totalling around 9 acres. The land is undulating and in permanent pasture classified as grade 4 with areas of rocky outcrops and part of this land forms is part of a SSSI. There are two timber stables with a smaller stable/store. The land would be suitable for a variety of uses and would suit equestrian, smallholder or conservation uses.

Rights of way

There are no public footpaths or rights of way.

Location

Location. Priddy is a pretty and historic village in an elevated position on the Mendip Hills. It is within striking distance of Bristol and Bath and interspersed with farms, and attractive villages. There is a strong community with a public house, school, pre-school and a village hall. Wells (4 miles) is a vibrant City and provides excellent shopping, commercial, educational and sporting facilities. Although in a rural location, Priddy is accessible to Bristol (19 miles) and Bath (19 miles) and the Somerset market towns of Shepton Mallet, Frome, Glastonbury, Street and Cheddar are nearby. The major towns, Bristol, Bath, Taunton and Yeovil are all within commuting distance.





Priddy, Wells, BA5

Approximate Area = 1242 sq ft / 115.3 sq m

For identification only - Not to scale

