



 3  1  2 EPC D

£435,000 Freehold

Tree Tops,  
The Batch, Priddy  
Nr Wells, BA5 3BD

**COOPER  
AND  
TANNER**





# Tree Tops

## The Batch, Priddy, Nr Wells, BA5 3BD

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### £435,000 Freehold

#### DESCRIPTION

Set in the ever-popular village of Priddy, just moments from the village green, is this characterful three bedroom detached cottage with enclosed garden, stone-built stores, countryside views and offered with NO ONWARD CHAIN.

Upon entering the property is a good size porch with space for coats and shoes. The porch is open to the kitchen which has dual aspect views over the garden to the side and rear, a range of cream high gloss units, space for an electric cooker, space for a freestanding fridge freezer along with space and plumbing for both a washing machine and dishwasher. To one end is a large built-in store cupboard with two full size doors and plenty of space for 'day to day' storage. Leading off the kitchen is the bright sitting/dining room with tiled floor and four windows bathing the room in natural light. There is plenty of space for a dining table to seat four to six people, along with comfortable seating. A fireplace with wooden mantle shelf and inset woodburning stove is an attractive focal point. At the end of the sitting room is a wooden door leading to a downstairs bathroom with beamed ceiling, high storage cupboards, bath with shower above, vanity wash basin and WC.

From the sitting room, stairs lead to the first floor with three double bedrooms and a family shower room. The landing benefits from a Velux window and bespoke bookshelves with storage beneath. To the far end is a bright and generous double bedroom with, Velux window and glazed door overlooking the garden and an internal Juliet balcony. In one corner, neatly tucked away, is a dressing area with dormer window, shelves and hanging space. Adjacent to this bedroom is the shower room with corner shower cubicle, WC, wash basin, towel radiator and Velux window. The second bedroom, currently being used for storage, is a good size double, with over-stairs storage shelf, beamed ceiling, wooden floor and window looking out to the garden at the side. The third bedroom is a generous double with wooden floor, exposed beams, chimney breast with alcoves on either side and a window to the side.

#### OUTSIDE

At the front of the property is a raised bed, planted with mature trees and shrubs. Steps lead up to a wooden gate and through to the garden with gravel path to the front door. The garden to the side is mainly laid to gravel with an area for bins, partially screened by hedging and an

area for outside furniture and entertaining. A area of lawn, on a slight slope, leads up to a stone outbuilding, which spans the width of the garden and has a fully enclosed workshop with light and power and a covered area, ideal for outside dining and wood storage. From the top of the garden are wonderful views over the Somerset countryside. At the front of the property is a stone built shed and a wooden shed, providing useful storage. There is a 'pull-in' with parking for two vehicles, the vendor has always parked here with no issue but the parking area does not appear within the boundary plans for the property.

#### LOCATION

Priddy is a popular and vibrant village, centred around the village green and situated in an Area of Outstanding Natural Beauty (AONB) on the southern slopes of the Mendip Hills, approximately 4 miles from Wells. The village boasts a Church, a well-supported public house, a primary school, village hall, farm shop with butchers and cafe, and is famed for its annual village fayre and folk festival as well as many other events throughout the year. There are numerous countryside walks from your doorstep including the National Trust run, Ebbor Gorge along with Deerleap offering panoramic views towards the Somerset coast.

Nearby, 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.

#### DIRECTIONS

Proceed out of Wells on the A39 Bristol Road. After approximately three miles, turn left signposted Priddy and continue until reaching the village for approx 2 miles. Upon entering the village, take the second left into The Batch, continue for approx 200m where the property can be found on the left hand side.

REF:WELJAT21032023

#### Local Information Wells

**Local Council:** Mendip District Council

**Council Tax Band:** D

**Heating:** Oil fired central heating

**Services:** Private drainage (septic tank) water & electricity

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Priddy & Wells



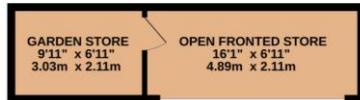
GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.

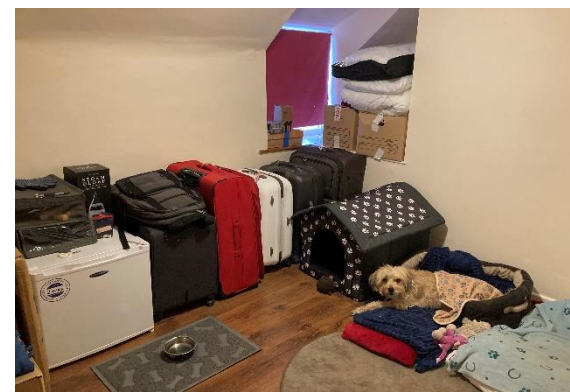


GARDEN STORE  
181 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 1225 sq.ft. (113.8 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 operability or efficiency can be given.  
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