



26 St. Thomas Street, Wells, BA5 2UX

£425,000 Freehold

COOPER  
AND  
TANNER



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 2  3  1 EPC Not Required

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## DESCRIPTION

Set on St. Thomas Street, just a stone's throw from Wells Cathedral and Market Place, is this deceptively spacious grade II listed cottage. This beautifully presented property, which offers the perfect blend of character features and modern convenience, has been extended and provides generous ground floor accommodation along with two double bedrooms, family bathroom, separate WC and attractive south facing rear gardens.

Upon entering is a generous hallway with exposed beam, dado rail, recessed meter cupboard, space for coats and shoes and a glazed door leading out to the rear garden. Leading off the hall is the generously proportioned sitting room with large picture window to the front, bespoke blinds, wall lights, exposed beams and wooden pillar. The fireplace, with painted stonework, features a woodburning stove with copper cowl above and makes a lovely focal point. To the side of the fireplace is stone built low shelf ideal for a television. There is plenty of space for comfortable seating and in one corner an open staircase with painted metal handrail and detailing leads to the first floor. An opening leads through to the dining room, currently presented as an office, with window to the side and space to accommodate a table to seat eight to ten people comfortably. From the dining room a large opening leads through into the well-appointed kitchen. The kitchen, with windows to the side and to the sun room, features a range of cream Shaker style cabinets with wooden worktops and central island with

breakfast bar offering space to seat two. Within the kitchen is a white ceramic sink, AEG eye level oven, Zanussi induction hob, integrated dishwasher, stained glass window to the utility/cloakroom and space for a fridge freezer. A glazed door leads through to the sun room, a sunny south facing room with space for comfortable furniture and a glazed door to the garden. From the sun room a door opens to the utility/cloakroom with stained glass windows, WC and Belfast sink, along with space and plumbing for a washing machine.

From the sitting room, stairs lead up to the first floor landing with grey wood effect flooring, exposed beams and roof light. The first of the two bedrooms, currently presented as a second sitting room, has a window to the front, part vaulted ceiling with exposed beams, glazed door and built-in wardrobe. There is ample space to accommodate a double bed and additional bedroom furniture. Across the landing is the second double bedroom, currently presented as a twin. This characterful room benefits from a sunny southerly aspect and features a part vaulted ceiling and exposed beams. The generously proportioned family bathroom, with obscure glazed door, has wood effect flooring, a window to the front with bespoke blinds and comprises; bath with mixer taps and handheld shower, separate shower enclosure with both waterfall and adjustable heads and pedestal wash basin. Adjacent to the bathroom is a separate WC with wash hand basin.









## OUTSIDE

The private rear garden, which can be accessed from both the hall and sun room, is fully enclosed and benefits from a lovely sunny, south facing aspect. The garden is mainly laid to paving, for ease of maintenance, with a side path and woodstore. The garden is divided into rooms with raised beds, trellis and mature planting. Close to the house is the patio with plenty of space for outside furniture and entertaining. The middle section provides further space to sit and enjoy the sun and at the bottom of the garden is a shed with covered porch, mature planting and further seating areas.

On road parking is readily available on St. Thomas Street on a first come first served basis.

## 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 Wells take the B3139 signposted to Bath. Continue up St. Thomas Street and The property can be found on the right. For parking purposes, on-street parking is available on St. Thomas Street or alternatively there is a pay and display car park at the bottom of St Thomas Street (on the corner of Tor Street and St. Andrews Street).

REF:WELJAT13012025



Local Information Wells

**Local Council:** Somerset

**Council Tax Band:** C

**Heating:** Gas central heating

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

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary

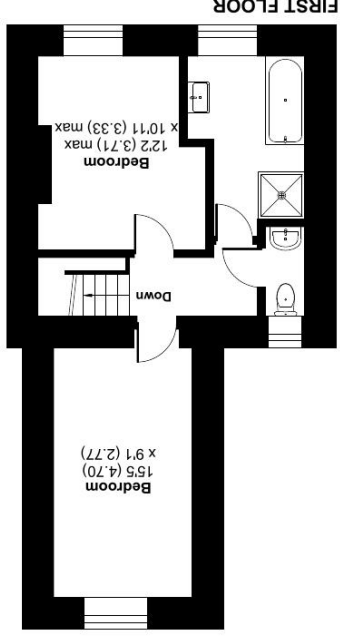
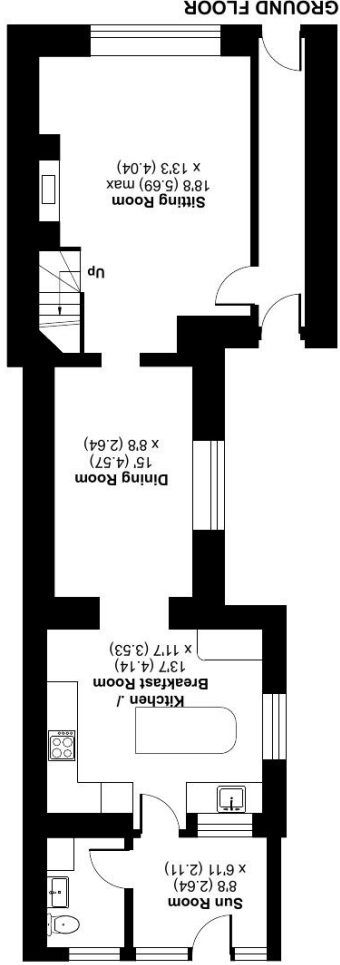


### Nearest Schools

- Wells

# St. Thomas Street, Wells, BA5

Approximate Area = 1150 sq ft / 106.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © mchecom 2025  
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