



 2  1  1 EPC To follow

Freehold £385,000

Fig Tree Cottage  
38 North Road  
Wells, BA5 2TL

COOPER  
AND  
TANNER



# Fig Tree Cottage

## 38 North Road

### Wells, BA5 2TL

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#### DESCRIPTION

A beautiful two bedroom character cottage with an abundance of period features, a wonderful South facing garden and outbuildings set just a 10 minute stroll to Wells Cathedral.

Upon entering the house is the sitting room, a well-proportioned room with a wood burner as the focal point, storage beneath the stairs and a lovely aspect overlooking the gardens. The staircase divides the large living space and the adjacent kitchen/dining room which comprises a range of fitted units, double electric oven, gas hob, dishwasher, views of the garden and ample space for a table to seat four to six people. Access from the main living space leads directly out to the patio and gardens beyond.

To the first floor is the principal bedroom, a spacious double room with views towards the garden. The bathroom is a fantastic size featuring a large roll top freestanding bath, separate shower, toilet, wash hand basin, heated towel rail and original fireplace.

The second double bedroom is on the second floor which runs the width of the house with exposed beams, dormer windows and splendid countryside views towards Tor Woods whilst also benefitting from an ensuite with WC and wash basin.

#### OUTSIDE

The peaceful South facing gardens have been beautifully tended to over the years. Stepping out from the cottage is the patio, perfect for outside furniture, dining and entertaining. Within the garden is a wide variety of shrubs, bushes, mature roses, trees, established flower beds and a pathway leading to the lawn. A stone-built outbuilding features light and power and

makes for a fantastic workspace, workshop or storage if desired. Attached to the building is a gardener's loo. A summerhouse, at the far end of the garden, provides another space for either working from home or relaxing and benefits from power and light - enabling it to be used as a multipurpose room with doors opening out to the gardens.

#### 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 take the first left into North Road. Continue for approx 200 m and the property can be found on the left, just before the turning to North Grove.

REF:WELJAT19062024

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** B

**Heating:** Gas central heating

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

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

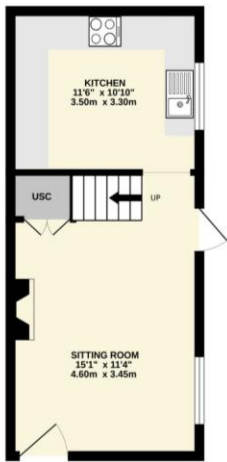
- Castle Cary
- Bath Spa
- Bristol Temple Meads



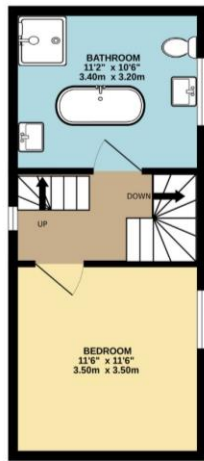
#### Nearest Schools

- Wells

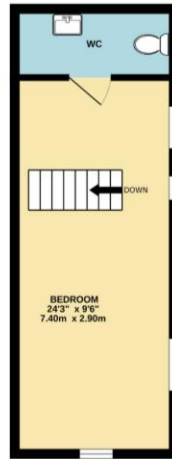
GROUND FLOOR



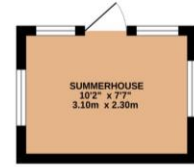
1ST FLOOR



2ND FLOOR



STUDIO AND SUMMERHOUSE



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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