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£440,000 Freehold

20 Mary Road
 Wells
 BA5 2NF

**COOPER
 AND
 TANNER**



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DESCRIPTION

A rare opportunity to purchase a spacious and incredibly energy efficient, three bedroom semi-detached home with large attached workshop, ample parking, south facing gardens and no onward chain. The property has been extended and enhanced by the current owner with the addition of an air source heat pump (Oct 24), 22 solar panels and versatile workshop which could, subject to the necessary consents, be converted into further living accommodation - ideal for multigenerational living.

Upon entering the house is a spacious, open plan kitchen/dining/family room. The 'L' shaped room has a step leading up to the kitchen area with a window looking out to the side, oak freestanding cabinets (included), Belfast sink, boiling water tap, metal shelves and plate rack along with space for an electric range cooker, fridge freezer and dishwasher. The dining/family room, with wood effect laminate floor, has sliding doors out to the patio and garden beyond, and has space to accommodate a table to seat ten people along with space for comfortable seating. From the dining area, sliding doors open to the sitting room, a bright room with window to the front, shelved alcove, plenty of space for comfortable seating and an 'Arrow' woodburning stove with exposed brick wall behind and riven slate hearth as the focal point. A door opens from the sitting room into the hall which benefits from an understairs cupboard, housing the pressurized water cylinder. A glazed door leads out to the drive and a staircase leads to the first floor.

Leading from the family room is a utility room/bathroom with two fitted cupboards, one with space for coats and shoes and the other with shelves and plumbing for a washing machine. The bathroom area comprises a bath with marble effect tiles, WC and modern towel radiator. A door opens into the huge garage and workshop measuring 785sqft. The garage area has double door made of steel which open to the drive, a large cabinet housing the controls and batteries for the solar panels and a lockable firearms store. Please note: it is not possible to get a car in the garage area, but it is suitable for motorbikes or storage. Open to the garage is a study area and a ramp leading down to the large workshop. The fully insulated workshop is a great size and features two roof lanterns, along with three windows and a door to the garden. This versatile space also offers potential for a home-based business, conversion to additional living accommodation or annex potential, all subject to the necessary consents.

To the first floor are three spacious bedrooms, two well-proportioned doubles and the third bedroom being a small double/good sized single. Both of the bedrooms to the rear benefit from a lovely southerly aspect overlooking the garden with the Somerset countryside in the distance. The family shower room is well-appointed, with attractive patterned floor tiles, large walk-in shower with both waterfall and adjustable sprays, WC, traditional style basin and WC.

OUTSIDE

To the front of the house is a parking area for 4 cars, with 2 EV chargers, and leading to the garage (once again, please note it is not possible to fit a car in the garage).

To the rear, accessed from both the dining area and the workshop is the fully enclosed, south facing, rear garden. A large patio area offers plenty of space for outdoor furniture and entertaining. Steps lead down to a good size area of lawn enclosed by fencing and hedges. To one side is a border with slate chippings.

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 the centre of Wells follow signs for Wookey Hole onto Wookey Hole Road. After approx. 300 metres and take the first turning right into Kennion Road. Take the second left into Mary Road where the property can be found on the left.

REF:WELJAT03102025

Local Information Wells

Local Council: Somerset

Council Tax Band: C

Heating: Air Source Heat Pump. Solar panels create additional energy with any surplus being stored in two batteries (32kwh)

Services: Mains drainage, water and electricity are connected. Mains gas has been disconnected but is available to the property, if required.

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

Mary Road, Wells, BA5

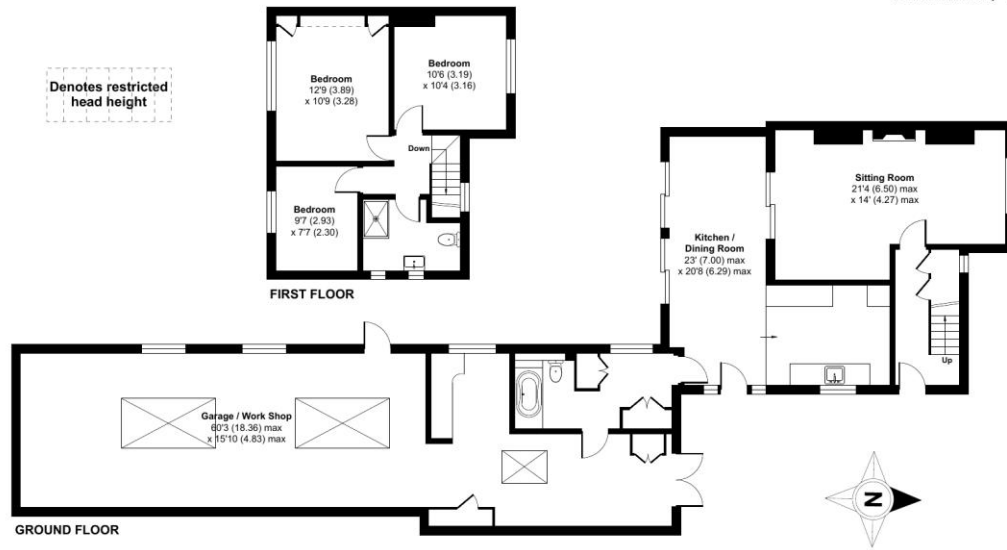
Approximate Area = 1212 sq ft / 112.5 sq m

Limited Use Area(s) = 6 sq ft / 0.5 sq m

Garage = 785 sq ft / 72.9 sq m

Total = 2003 sq ft / 185.9 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). © richrecom 2025. Produced for Cooper and Tanner. REF: 1353591



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