



Halden House, New Street, Wells, BA5 2LQ

£665,000 Freehold

COOPER  
AND  
TANNER



# Halden House, New Street, Wells, BA5 2LQ

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£665,000 Freehold

## DESCRIPTION

An elegant Georgian style house in the heart of the beautiful city of Wells, just moments from Wells Cathedral, Bishop's Palace and bustling High Street. The property was built-in 2002 and has an array of Georgian style features including stone faced façade, Mansard roof, high ceilings and sash windows. Presented in immaculate condition, the house is arranged over three floors and benefits from a dual aspect kitchen dining room. generous sitting room, four double bedrooms. two bathrooms, a rear courtyard garden and a dedicated parking space. Offered to the market with NO ONWARD CHAIN.

Upon entering is a hallway with oak plank floor, high ceiling with coving and glazed door to the rear courtyard garden. The hallway widens to reveal a staircase to the upper floors and a cloakroom with WC, vanity wash hand basin and raised cupboard with space for a tumble dryer. The kitchen/dining room, with dual aspect, is a good size and features a range of cabinets with cream Shaker style doors and drawers topped with dark wood effect worktops. Within the kitchen is a deep cupboard with space and plumbing for a washing machine, a cupboard housing the 'Worcester' boiler, integrated dishwasher, integrated 'Belling' oven and gas hob, 1 1/2 bowl stainless steel sink and space for a fridge freezer. To the front is a sash window with bespoke shutters and space for a dining table to seat six to eight people comfortably. Across the hall is the impressive sitting room with two sash windows to the front, again with bespoke

shutters, along with oak plank floor, cast iron fireplace, wall lights, a built-in glazed cupboard to one of the alcoves and a further built-in cupboard, beneath the stairs and ideal for day-to-day storage. This versatile room could also be used as a formal dining room, if desired, and one of the first floor bedrooms would make a delightful sitting room.

Stairs lead up to the bright and airy first floor landing with a window overlooking the courtyard garden and offering glimpses, through the trees, of nearby Wells Cathedral. On this floor are two generous double bedrooms and a family bathroom. The first of the bedrooms, currently presented as a twin bedroom, has two windows to the front, half shutters, coved ceiling and a useful built in wardrobe with shelves and hanging space. The second bedroom, again with two sash windows to the front, features a coved ceiling, shutters and a wall of fitted wardrobes. The family bathroom, with built-in linen cupboard, comprises; a bath with glazed screen and shower above, WC, vanity wash basin with additional storage, illuminated mirror and wall heater.

From the landing stairs rise to the second floor with two further double bedrooms and a bathroom. The first of the two bedrooms, on this level, is a generous double with high, part vaulted ceilings and two dormer windows to the front. Within the bedroom, neatly tucked into the alcove, is a large built-in cupboard with double doors, deep shelving and shelving above. A built-in wardrobe,









## DESCRIPTION (continued)

to one side, benefits from shelves and hanging space. The fourth bedroom, currently presented as an office, is a cosy double or generous single and again with high, part vaulted ceilings and two dormer windows to the front. The bathroom, with glimpses of nearby Wells Cathedral, has a built-in linen cupboard, WC, vanity wash basin, bath with glazed screen and shower above and wall heater.

## OUTSIDE

To the front of the property is a narrow, low maintenance, gravelled area - ideal for pots and retained by a low wall and cast iron railings. To the rear, accessed from both the hall and the parking area, is an enclosed courtyard garden. This quiet and secluded space is laid to paving with space for outside furniture and entertaining. A path leads to a bin storage space and a metal gate opens to a shared path leading to the parking area. The parking area, with vehicular access from New Street has a dedicated parking space for Halden House.

## 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

**ON FOOT** - From our offices in Broad Street, continue up the High Street towards the Market Place. At the top of the High Street bear left into Sadler Street and then right onto New Street. The property can be found after 50m on the right hand side.

**BY CAR** - If you are coming by car, the parking area (with dedicated space) can be found approx. 20m from the house.

REF:WELJAT26022025



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** F

**Heating:** Gas central heating

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

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Bristol Temple Meads
- Bath Spa



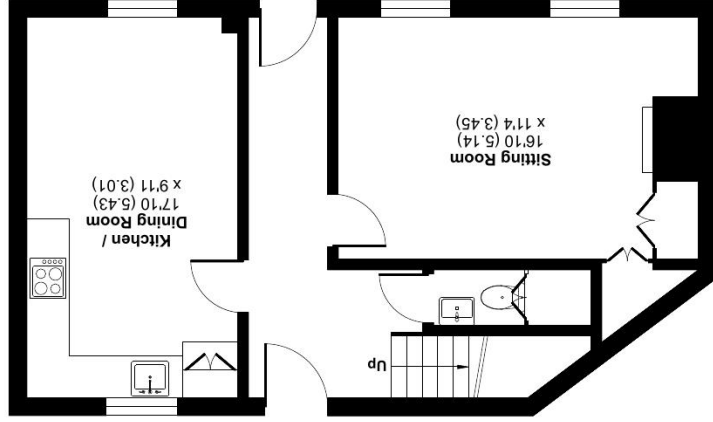
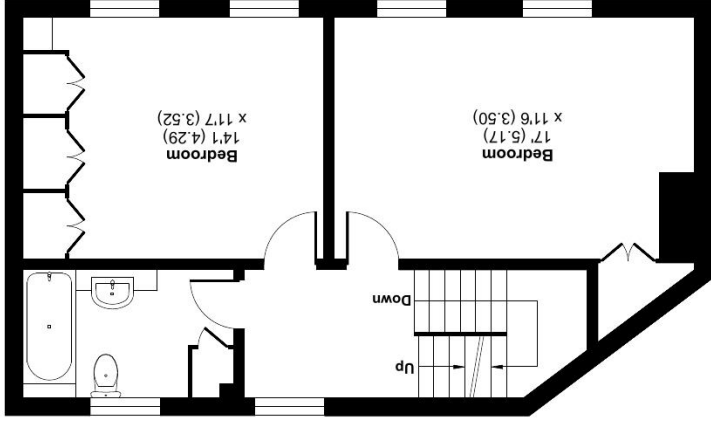
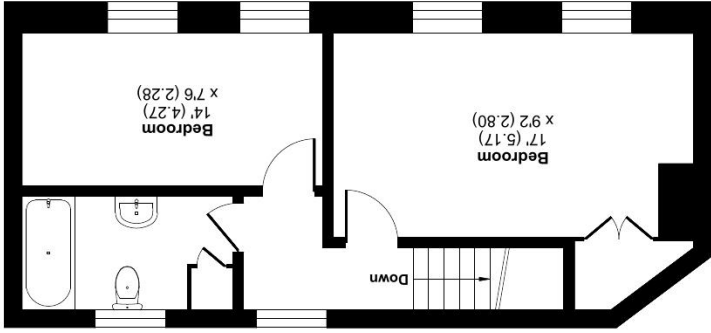
### Nearest Schools

- Wells (primary & secondary)

# New Street, Wells, BA5

Approximate Area = 1482 sq ft / 137.6 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). © nldhcom 2025. Produced for Cooper and Tanner. REF: 1253159

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