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 EPC E

£845,000 Freehold

Lower Pitts Farmhouse,  
 Priddy,  
 Nr Wells, BA5 3AZ

**COOPER  
 AND  
 TANNER**





# Lower Pitts Farmhouse

## Priddy, Nr Wells, BA5 3AZ

 4-5  3  1 EPC E

### £845,000 Freehold

#### DESCRIPTION

An attractive double fronted period farmhouse set in a wonderful location in the Mendip Hills. The property comprises, four/five bedrooms, three reception rooms, kitchen, utility room, pantry, store and attached outbuildings including a carport, workshop and potting shed. There are attractive gardens to the front and side, large yard with ample parking, two further outbuildings and an area of woodland extending to just under one acre.

A stone entrance porch leads into the entrance hall with stairs to the first floor and doors to the reception rooms. The living room has windows to the front, double doors to the side, picture rail, tall built-in cupboard and fireplace with wood burner inset. The drawing room has windows to the front with built-in cupboards and fireplace. The dining room has a window to the side, period picture rail, oak fireplace surround with period range cooker inset. The kitchen is fitted with a range of cream wall and floor cabinets with an electric range cooker and built in fridge/freezer and a tiled floor. There is a utility room with a flagstone floor, plumbing for a washing machine and tumble drier, a Worcester boiler and a separate cloakroom. A pantry and storeroom complete the downstairs accommodation. On the first floor there are three double bedrooms, a single bedroom and a family bathroom with steps down to a further storage or hobby room. There are period fireplaces in some bedrooms with good ceiling heights and a light and bright feel.

There is an attached stone outbuilding that provides storage which could be incorporated into the farmhouse if required or potentially converted to an independent office or studio (subject to the necessary consents).

#### OUTSIDE

To the front and side of the property, enclosed by a natural stone wall, is a pretty south facing garden. The garden is mainly laid to lawn with borders of mature trees, shrubs and flowering plants. To one side is a paved patio with space for outdoor furniture and entertaining. Beyond the garden is an area of mature woodland extending to just under one acre.

#### 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

#### VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

#### 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 1 1/2 miles passing Silverdale Court on your left. Continue for approx. 100m and turn left and then left again into Lower Pitts Farm.

REF:WELJAT04072025

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** E

**Heating:** Oil fired central heating

**Services:** Private drainage, mains water and electricity

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Priddy, Chewton Mendip & Wells



## Lower Pitts Farm, Wells Road, Priddy, Wells, BA5

Approximate Area = 2770 sq ft / 257.3 sq m

Limited Use Area(s) = 103 sq ft / 9.5 sq m

Outbuildings = 362 sq ft / 33.6 sq m

Total = 3235 sq ft / 300.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Cooper and Tanner. REF: 1133398



### WELLS OFFICE

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