



The Farthings, Bath Road, Wells, BA5 3LJ

£850,000 Freehold

COOPER  
AND  
TANNER







# The Farthings, Bath Road, Wells, BA5 3LJ

 3-4  1-2  3 EPC To follow

£850,000 Freehold

## DESCRIPTION

An exceptional four bedroom detached residence set within over 1/3 of an acre plot, fully renovated and extended to a high specification with the benefit of south facing gardens, views towards Tor Woods and no onward chain. The property has been transformed by the current owners who have created a wonderful home of grand proportions whilst also being efficient to run with solar photovoltaic panels, 2x 6.5 kilowatt batteries and an air source heat pump. Thoughtfully arranged on one level, the property lends itself to being versatile with one of the large double bedrooms currently being used as an office or could equally be used as a playroom, hobby room or additional snug if desired.

Approaching the property from Bath Road is a long, paved driveway bordered by immaculate lawns and raised beds with shrubs and bushes leading to a parking area for five or six cars and garaging for two large cars. Upon entering the property is an entrance porch opening into a spacious hall with 'Karndean' parquet flooring and ample fitted storage cupboards with automatic light, perfect for shoes and coats, along with a separate double cupboard for linen. A pocket door slides to reveal the open plan kitchen/dining room, a fantastic room, large enough to accommodate a table for twelve to fourteen people. The south facing room has French doors opening out to the decking and gardens with views towards Tor Woods and the Golf Club in the distance. The kitchen has a vast array of fitted units, all topped with granite worksurfaces, and Neff appliances such as an induction hob, electric double oven, microwave and warming drawer. From the kitchen is a wonderful walk-in

larder with a cold slab and shelves providing ample storage. The sitting/dining room is a well-proportioned reception room also benefitting from a southerly aspect and doors out to the gardens. The room can comfortably accommodate a formal dining table for twelve to fourteen people whilst still having ample space for a formal sitting area with a gas fire with stone surround as the focal point. Both the sitting room and the kitchen have an electric canopy on the outside of the property to provide shade to the rooms, whilst the sitting room also has the benefit of air conditioning. From the central hall is a door opening into the utility room, featuring additional storage cupboards, plumbing for white goods, a heated towel rail and access into one of the two large single garages.

The principal bedroom is a spacious room with an array of fitted wardrobes with soft close doors, a dressing table and matching bed side tables. The room has a lovely aspect overlooking the south facing rear gardens and also has the benefit of air-conditioning. An ensuite shower room is adjacent, which comprises; twin sinks with illuminated mirrors above, toilet, heated towel rail and a large walk-in shower which can be turned on from a switch outside the shower or a with a remote control which can be kept by the bedside. Bedroom two can be found to the front of the property, a comfortable double with fitted wardrobes, view towards the front gardens and an ensuite shower room. Two further double bedrooms can be accessed from the central hall, one of which having fitted wardrobes and the other having bespoke office furniture fitted including shelves, filing cabinets, display cabinets and a desk, perfect for working from home. The main family bathroom comprises; a bath with shower above, toilet, wash















## DESCRIPTION (continued)

filing cabinets, display cabinets and a desk, perfect for working from home. The main family bathroom comprises; a bath with shower above, toilet, wash basin, illuminated mirror and heated towel rail.

## OUTSIDE

The south facing garden is fully enclosed with fencing and hedging with a raised decked area for outside furniture, perfect for alfresco entertaining and dining. Steps lead down to a patio area at either end of the garden, ideal for furniture and making the most of the sun throughout the day. A summerhouse provides a wonderful extra seating area or could equally be used as a home office or art studio if desired. A Tiki Hut also provides a seating area for eight to ten people with electric and heating, great for gatherings with family and friends.

Two large single garages are accessed from the substantial driveway, one on either end of the property and both with light, power and electric doors. The largest has an internal door into the property, an electric car charging point, ample space for a large car along with space for additional storage. The second is also a good sized single garage with a door opening into the plant room which houses the heating system, pipework, a sink unit and also can be used for additional storage.

## 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 into Bath Road, passing Budgens garage on your right. Continue for a further 500m and the property can be found on the right, just after the turning to King's Castle Road.

REF:WELJAT19022024



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** F

**Heating:** Air Source Heat Pump

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

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary



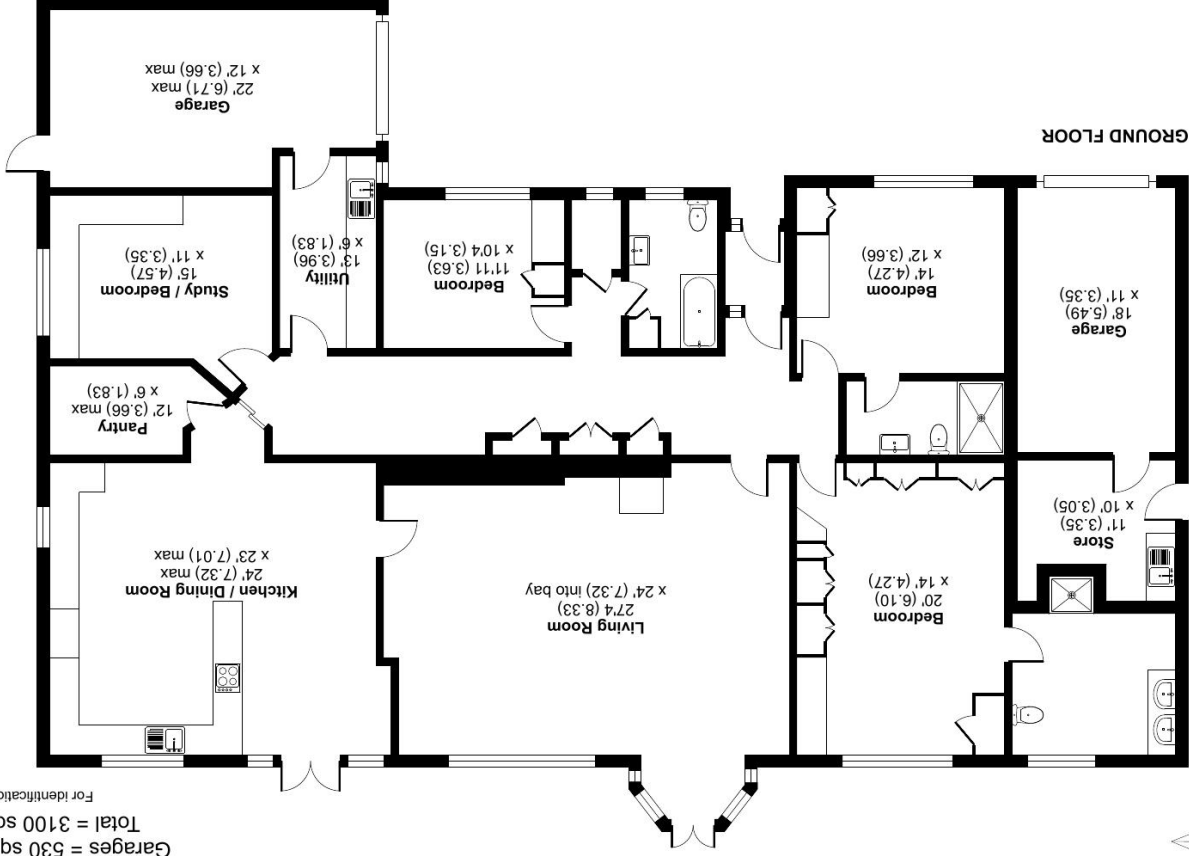
### Nearest Schools



- Wells (Primary & Secondary)



# The Farthings, Bath Road, Wells, BA5

Approximate Area = 2570 sq ft / 238.7 sq m  
 Garages = 530 sq ft / 49.2 sq m  
 Total = 3100 sq ft / 288 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). © nldhcom 2024. Produced for Cooper and Tanner. REF: 1087674

**WELLS OFFICE**  
 telephone 01749 676524  
 19 Broad Street, Wells, Somerset BA5 2DJ  
[wells@cooperandtanner.co.uk](mailto:wells@cooperandtanner.co.uk)

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