



 6  1 Commercial EPC D

Freehold £395,000

Thyer House  
31 Sadler Street  
Wells, BA5 2RR

COOPER  
AND  
TANNER



# Thyer House

## 31 Sadler Street

### Wells, BA5 2RR

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£395,000 Freehold

#### DESCRIPTION

A unique opportunity to acquire a prominent central Wells property situated on Sadler Street with views towards Wells Cathedral and offered with no onward chain. The property is Grade II listed with original features such as high ceilings, fireplace and 20 pane bronze casement windows. The building is believed to have been built as part of a terrace of houses on Chamberlain Street, taking the building into Sadler Street with a graceful quadrant curve.

The building now represents a fantastic opportunity to create a wonderful two to three bedroom family home or bolt hole within the city centre (subject to the necessary consents). Equally it could be used as a commercial property with potential to create an apartment above, subject to the necessary consents. Over the years the property has been well looked after by the current owner and now offers a blank canvas for someone to place their own mark and finish to their own exacting standards.

Upon entering the property via the double doors is a panelled hallway leading into a larger inner hall or into the first of the ground floor rooms. This room currently has a media wall installed and windows looking out to both Sadler Street and Chamberlain Street. A further room, formally offices can be found on the ground floor along with a staircase to the basement which comprises a large storage room, kitchen, store cupboard and WC. A beautiful staircase winds to the first floor which comprises two large storage cupboards and two further rooms, one of which having a features fireplace and the other having a light and sunny dual aspect. On the second floor is another large dual aspect room with exposed beams and wonderful views towards Wells Cathedral along with a bathroom and storeroom adjacent.

#### OUTSIDE

There is no outside space with the property. There are numerous green spaces within easy walking distance of the property, with the Cathedral Green just across the road.

#### 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, library, 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 office in Broad Street turn right and continue up the High Street towards The Market Place. Bear left into Sadler Street and continue to the top of the road, where the property is the last on the left.

**By Car** - Please note there is no parking available at the property. For the purposes of viewing please park in a nearby car park (Whiting Way BA5 2PS or Union Street BA5 2DZ).

REF:WELJAT17052024

#### Local Information Wells

**Local Council:** Somerset Council

**Business Rates:** Current rateable value £10,750pa

**Heating:** Gas central heating

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

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



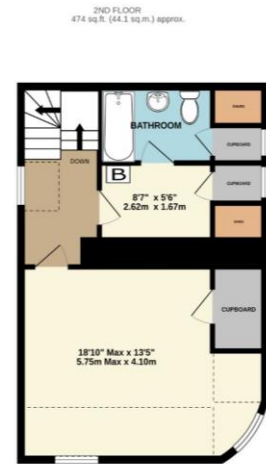
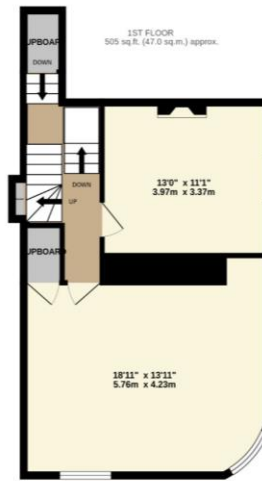
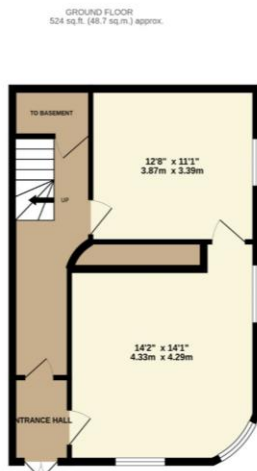
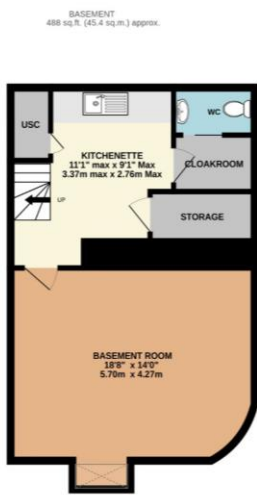
#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Wells



**TOTAL FLOOR AREA: 1992 sq.ft. (185.0 sq.m.) approx.**

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

**COOPER  
AND  
TANNER**

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