



The Brackens, Upper Milton, Nr Wells, BA5 3AH

£850,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

An exceptionally rare opportunity to acquire a substantial bungalow with two double garages, approximately 2.5 acres of land and outstanding South Westerly countryside views.

The property has been within the same ownership for over 20 years and is being offered for sale for the first time with the additional land, which creates a unique opportunity for someone to enhance, improve and extend - subject to the necessary consents and approvals. The property is being sold with no onward chain.

Upon entering the bungalow is a spacious entrance hall with a sunny aspect and French doors opening out to the gardens. From the hall is a utility room with plumbing for white goods, ample storage and the shower room with a large shower, toilet and wash basin. The kitchen/dining room is substantial in size benefitting from a triple aspect garden and countryside view, benefitting from sun throughout the day and a bay window looking West, making the ideal spot to experience the incredible sunsets. The kitchen comprises a range of units, dishwasher, fridge

and an AGA along with ample room for a dining table to accommodate eight to ten people and comfortable seating. The sitting room also has wonderful views and doors out to the garden, along with an open fire with stone surround as the focal point. From both the sitting room and kitchen is an inner hall providing access to a double bedroom and bathroom looking out to the front of the property. Two further bedrooms can be accessed from the main hall, both of which are good sized doubles with the larger having fitted storage and incredible garden and countryside views. To the front is a spacious and well-appointed shower room comprising, large corner shower enclosure, hidden cistern WC, vanity wash basin and built-in storage.

OUTSIDE

Approaching the property are wrought iron gates which open to a driveway to accommodate six to seven cars and leading to the two double garages with roller doors, light and power. The gardens wrap around the property, mainly laid to lawn with a variety of









OUTSIDE (continued)

shrubs, trees, bushes, hedging and flower beds. To the side is a greenhouse and a further sheltered area attached to one of the garages. From the garden are incredible panoramic views over the land with the rolling Somerset countryside beyond.

The land wraps around the property and slopes to the West, approximately 2.5 acres with a five-bar gate for access, currently used for the grazing of animals but could be used for a variety of purposes subject to the necessary consents.

AGENTS NOTE

Please note: A neighbouring property has a right of access over the land.

LOCATION

Upper Milton is a hamlet, in an elevated position, just 1 1/2 miles from the historic city of Wells.

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 Old Bristol Road, signposted to Priddy, continue for approx. 2 miles and the can be found on the left-hand side.

REF:WELJAT10102025



Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Oil fired heating

Services: Private drainage, mains water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads

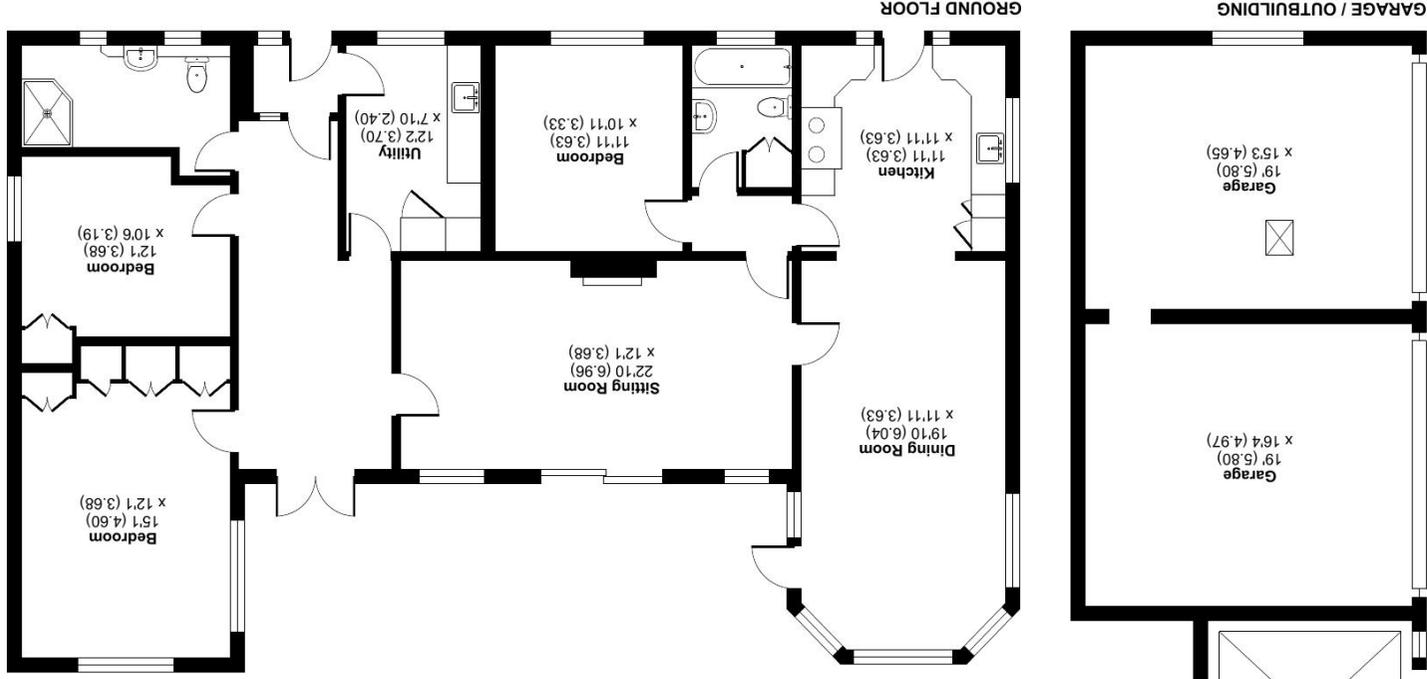


Nearest Schools

- Priddy (primary)
- Wells (primary and secondary)

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Approximate Area = 1652 sq ft / 153.4 sq m
 Garage = 616 sq ft / 57.2 sq m
 Outbuilding = 130 sq ft / 12 sq m
 Total = 2398 sq ft / 222.6 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). © rchecomm 2025. Produced for Cooper and Tanner. REF: 1365051

WELLS OFFICE

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