



River View, 35 Southover, Wells, BA5 2UH

£615,000 Freehold

COOPER  
AND  
TANNER





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## DESCRIPTION

Set in the heart of the City of Wells, just a short walk from the High Street, Bishop's Palace and Cathedral, is this beautifully renovated former church hall. Having undergone a full scheme of refurbishment, this attractive property has been finished to a high standard and offers the perfect balance of modern convenience and character features along with spacious living accommodation, Spacious principal bedroom, guest bedroom with ensuite, one/two further bedrooms, an enclosed courtyard garden, deck with river views and two outbuildings.

Upon entering the property is an entrance hall with space for coats and shoes and leading into the family/dining room. This 'L' shaped room is open to the kitchen and benefits from wood effect plank flooring, a woodburning stove with wooden mantle above, an understairs cupboard, a large window and French doors to the pretty courtyard garden and is ideal for family life with space for both comfortable seating and a dining table. The newly fitted kitchen is a stunning room with a range of bespoke, soft close, cupboards and drawers painted in a stylish forest green colour. A large central island, with feature lighting above, is topped with white quartz and provides further storage and space for stools to seat four. The kitchen features a Belfast sink, window seat with storage beneath, a Belling range cooker and integrated appliances including washing machine, tumble dryer, dishwasher, fridge freezer and microwave. Two windows look out over the courtyard garden. The sitting room is generously proportioned benefits from a built-in cupboard, woodburning stove with

wooden mantle above and bi-fold doors offering river views and leading to the deck. Leading off the family/dining room is the inner hall leading to the downstairs cloakroom and study/bedroom four. The cloakroom comprises; traditional style WC and vanity wash hand basin. The study is newly carpeted and has a high level window, this versatile room could also be used as a single bedroom or playroom.

From the family room, stairs lead up to the first floor where there are three bedrooms and the family bathroom. From the landing a window offers views over the river. To the rear of the property is the spacious and newly carpeted principal bedroom with dual aspect and a cast iron fireplace as a focal point. The second bedroom, to the front of the property, has a dual aspect with large feature window with internal balustrade and a smaller window overlooking the courtyard and also benefits from built-in bespoke wardrobes and an ensuite shower room with roof window and comprising; large walk-in shower, vanity basin, WC and heated towel radiator. The third bedroom, a very cosy double or comfortable single, also features a cast iron fireplace and has a window to the side. The family bathroom is beautifully presented, with wooden paneling and a stunning double ended, slipper style, roll top bath with traditional style taps and shower attachment, along with vanity basin, WC and two inset light tubes which fill the room with natural light.

Throughout the property are oak doors and traditional style radiators.















## OUTSIDE

At the front of the property, a full height wooden gate opens into the newly landscaped courtyard. The courtyard, which can also be accessed from the dining/family room, has a large area of slate style paving, ideal for outside furniture and entertaining. An area of artificial grass adds interest, along with borders of mature trees and shrubs. In the far corner is a storeroom ideal for bicycles, bins etc. At the front of the courtyard, a flight of stone steps lead up to a glazed outbuilding or 'lookout' which would make an ideal hobby room or simply a place to read a book and watch the world go by.

At the side of the property, accessed via bi-fold doors from the sitting room, is the deck. This newly built deck with composite decking and wrought iron balustrade, sits over the stream and makes for a lovely place for outside furniture and to sit watch the local wildlife, such as kingfishers and otters, which have been spotted on a regular basis.

Although there is no parking with the property, there is ample on street parking nearby in Southover and Silver Street.

## 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 our office in Broad Street, take the first left into St. Johns Street. At the end of the road turn right into Southover and the property can be found on the left hand side after approx. 150 metres.

REF:WELJAT19022024



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** D

**Heating:** Gas central heating

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

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

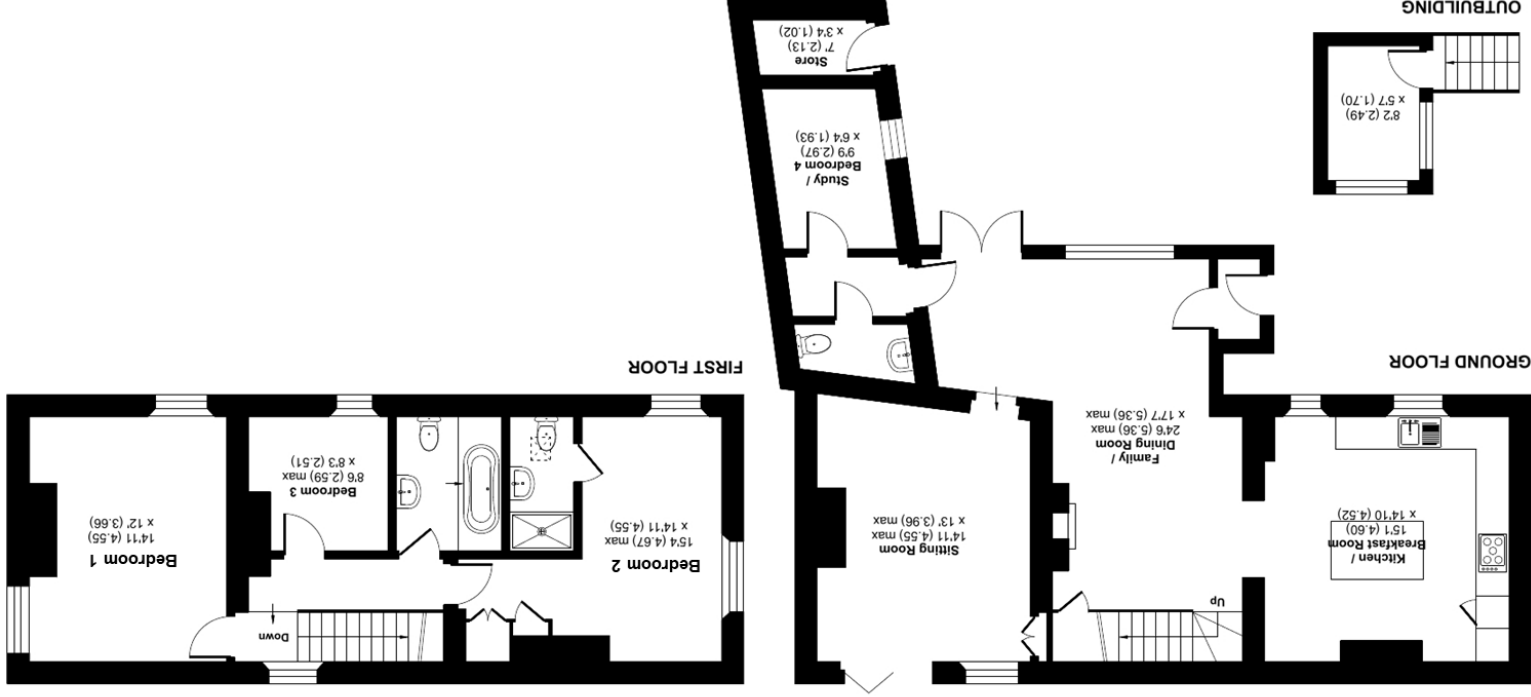


### Nearest Schools

- Wells (primary & secondary)

# Southover, Wells, BA5

Approximate Area = 1584 sq ft / 147.1 sq m  
 Outbuildings = 69 sq ft / 6.4 sq m  
 Total = 1653 sq ft / 153.5 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2023.  
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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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