



 3  1  2 EPC C

£395,000 Freehold

The Corn Store
2 Silverdale Court
Priddy, Nr Wells, BA5 3FL

COOPER
AND
TANNER



The Corn Store

2 Silverdale Court

Priddy, Nr Wells, BA5 3FL

 3  1  2 EPC C

£395,000 Freehold

DESCRIPTION

Set in a small development of former farm buildings. The Corn Store is a recently converted attached barn with three double bedrooms, two bathrooms, downstairs WC, generous living accommodation, gardens, parking and views over the Somerset countryside.

Upon entering the property, via a glazed door, is the spacious 'L' shaped kitchen dining room with oak plank flooring. The kitchen is well-designed with grey Shaker style cupboards and integrated appliances, including dishwasher, fridge freezer, oven and hob, all topped with granite worktops and grey textured tiles with a stylish Moorish design. To one end is plenty of space for a dining table to seat six to eight and a further area, with window overlooking the garden and glazed double doors to the sitting room. The particularly spacious sitting room, again with oak flooring, has a fully glazed door and window to the front, overlooking the garden. Leading off the kitchen is an inner hallway with large understairs cupboard housing the air source heating system and offering additional space for 'day to day' storage. Also accessed from the inner hall is downstairs cloakroom comprising hidden cistern WC and wash hand basin with storage beneath.

Stairs rise to the first floor, where there is a large galleried landing with shelved linen/store cupboard. The 'L' shaped principal bedroom is good size, with part of the 'L' forming a dressing area. To the front is a window offering views over the garden to the countryside beyond. The ensuite shower room comprises, quadrant shower, hidden cistern WC, wash basin and radiator. The second bedroom is again a good size double with part vaulted ceiling, window to the front with countryside views and a Velux window. The third bedroom is a smaller double and has a window to the side. The family bathroom comprises; a bath with shower overhead, hidden cistern WC, basin and radiator.

The property has an air source heating system which provides hot water and powers the underfloor heating on the ground floor and radiators to the first floor.

OUTSIDE

The property is approached via a shared gravel drive which turns to a block paved drive and leads to two parking space, directly in front of the property. There are also parking spaces for visitors throughout the development. A gate leads from the parking spaces into the garden. A paved path leads to the front door and a large patio runs across the

front of the property. The garden is mainly laid to lawn and is fully enclosed by stone walling.

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. Silverdale Court can be found on the left proceed along the gravel drive and turn left between two barns. The property is the first on the left, with two parking spaces to the front of it. Agents Note: Please be advised that the new owner will have to contribute towards maintenance of shared facilities (septic tank and driveway) - amount to be advised.

REF:WELJAT19012024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Air source heating with underfloor heating on the ground floor and radiators to the first floor.

Services: Private drainage, mains water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

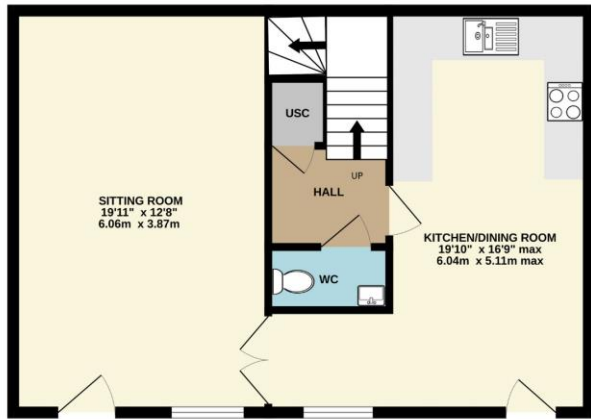
- Castle Cary
- Bath Spa
- Bristol Temple Meads



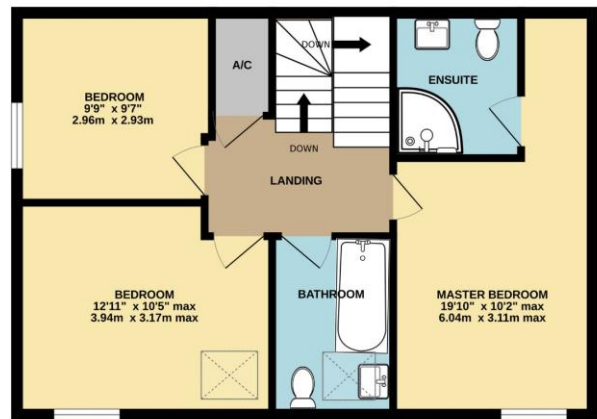
Nearest Schools

- Priddy, Chewton Mendip & Wells

GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.2 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.
Made with Metropix ©2024



WELLS OFFICE
telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

COOPER
AND
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

