



Allens House, Nine Barrows Lane, Priddy, Nr Wells, BA5 3BH

£925,000 Freehold

COOPER
AND
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 4+1  3+1  3+1 EPC To Follow

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DESCRIPTION

A stunning, four bedroom character property with a detached one bedroom annex, set in attractive gardens within the ever desirable village of Priddy and benefitting from gorgeous countryside views. The property has been modernized and beautifully enhanced by the current owners to create a wonderful open plan kitchen/dining/sitting space, perfect for families and entertaining alike. The house is within easy reach of Bristol, Bath and Wells whilst also being moments away from rural walks in an area of outstanding natural beauty.

A stained glass front door opens into the central hall with ample space for shoes, coats and providing access to a downstairs cloakroom with w/c with wash hand basin. The kitchen/dining/family room is the hub of the home with underfloor heating, wood burner and a pretty aspect looking over the front gardens. The kitchen comprises a range of fitted units topped with granite and quartz worksurfaces. A central island provides both additional work surface space whilst also being utilised as a breakfast bar for 4 people. All the appliances are integrated with a double electric oven, warming drawer, electric hob, dishwasher and wine fridge. The dining area can comfortably accommodate a table for eight to ten people, along with space for comfortable seating - making it a brilliant room for entertaining. Adjacent to the kitchen, is the utility room with additional storage, plumbing for both a washing machine and tumble dryer along with access to the front of the house. From the kitchen is the garden room, a fabulous dual aspect room with bi-folding doors and views onto the large patio and the gardens beyond. The room has an array of features with exposed stone walling and a vaulted ceiling, allowing an abundance of natural light. From the main hall is the formal sitting room with a wood burner as the focal point, a view over the front garden and exposed wooden beam. The sitting room

is large enough to create a comfortable seating area along with a play area or home office area if desired.

Stairs rise to the first floor which features three double bedrooms and the main family bathroom. The principal bedroom benefits from a wonderful aspect looking out over countryside, towards the village Church. This spacious double room also has the benefit of a fully tiled ensuite shower room with a large shower, toilet, wash hand basin and heated towel rail. Two further double bedrooms can be accessed from the landing, both being good sizes and having views. The fully tiled family bathroom comprises; a bath with shower above, toilet, wash hand basin and heated towel rail.

Occupying the whole of the second floor is a further spacious double bedroom with ensuite shower room. A dual aspect room with ample natural light and gorgeous countryside views. The arrangement of the bedrooms allow the option for the principal suite to be on either the first or second floor, leaving the remaining ensuite bedroom as a guest suite.

ANNEX

Within the ground of the property is a one bedroom detached annex which has had multiple uses over the years, including additional accommodation for family and friends. The Annex is currently being used as an AirBnB which has proved popular over the years. The annex comprises an open plan, kitchen/dining/sitting room with an array of units, electric oven and hob and views to the front of the property. The bedroom is a spacious double with an ensuite shower room.

To the front of the annex is a patio area, perfect for outside dining for guests with views of the village Church in the distance.









OUTSIDE

Approaching the property is the pretty front garden laid to lawn with trees, shrubs and flowers and pathway leading to the front door. A driveway provides off road parking for two to three cars. The generous, enclosed rear garden has been transformed by the current owners with a large area of lawn, raised beds, a wild flower meadow and wooden shed for storage. Bi-folding doors open from the garden room to reveal the beautifully finished patio with wooden pergola above, a wonderful social area for outside dining and entertaining. The gardens are enclosed with hedging and stone walling with an access gate between the house and annex.

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.

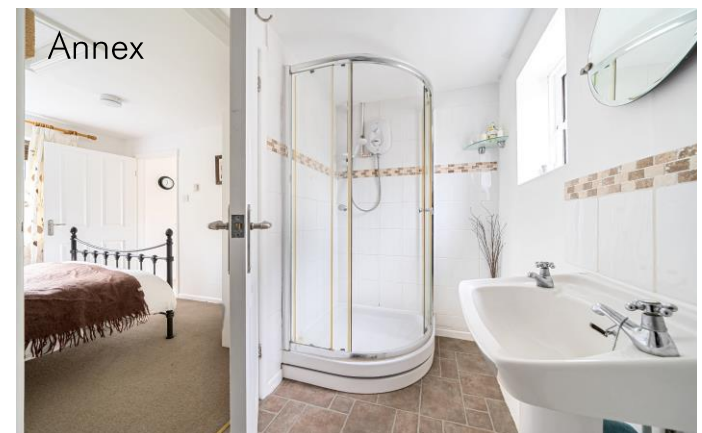
VIEWING

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. 2 miles. Continue through the village, across the village green and past the church on your right hand side. Take the next right into Nine Barrows Lane where the property can be found a little further along on the right.

REF:WELJAT09042024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Oil fired central heating

Services: Private drainage, mains water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads



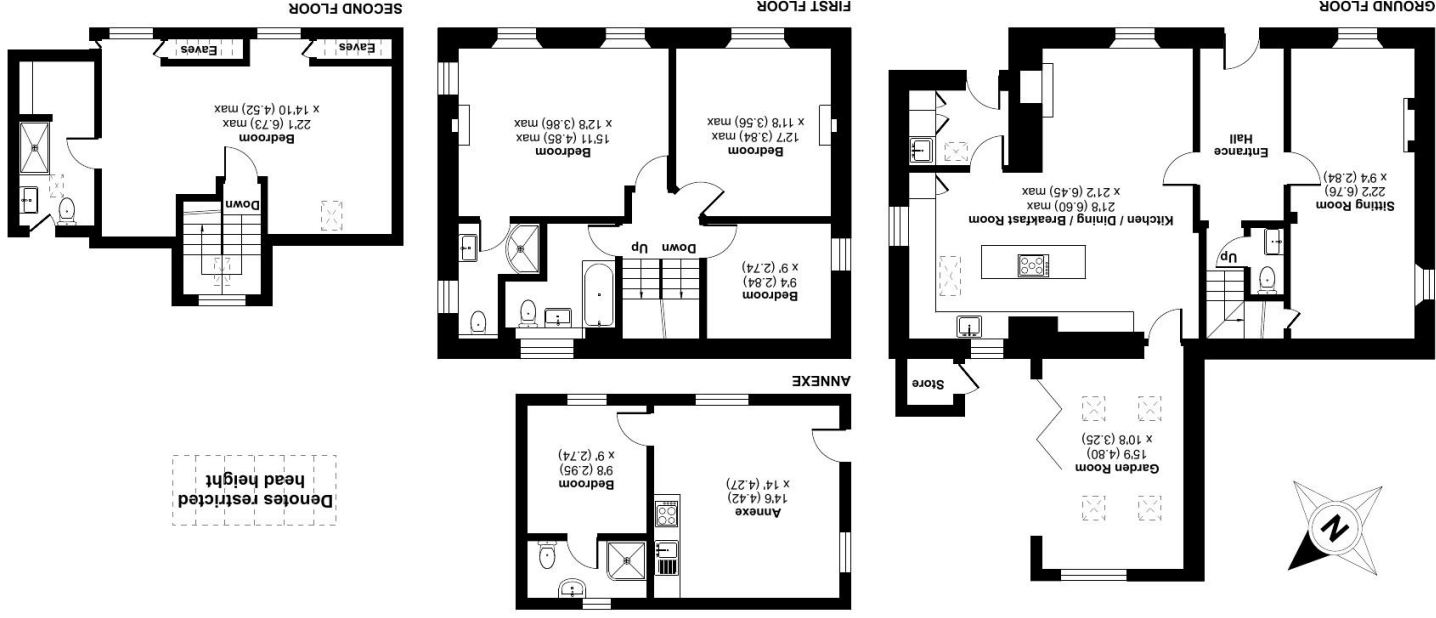
Nearest Schools

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

Nine Barrows Lane, Priddy, Wells, BA5

Approximate Area = 1997 sq ft / 185.5 sq m
 Limited Use Area(s) = 26 sq ft / 2.4 sq m
 Outbuilding = 12 sq ft / 1.1 sq m
 Annexe = 341 sq ft / 31.6 sq m
 Total = 2376 sq ft / 220.6 sq m

For identification only - Not to scale



Certified Property Measurer
 RICS
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). @ nktbc.com 2024.
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