



10 Allens Lane, Wells, BA5 3NQ

£700,000 Freehold

COOPER
AND
TANNER



10 Allens Lane Wells, BA5 3NQ

 4  2  2 EPC C

£700,000 Freehold

DESCRIPTION

Tucked away on a quiet, private no through road is this exceptional contemporary, single storey home. The property was extended and updated to exacting standards in 2022, creating a stylish four bedroom home with high specification materials and fittings both inside and out including bi-folding doors, sleek kitchen, oak doors and North American Douglas Fir cladding. The property benefits from beautifully landscaped gardens and parking for two to three cars.

Upon entering the property is a notably spacious entrance hall. The front half, with crisp plastered fireplace, could double up as a study or snug, with the rear part leading to two of the four double bedrooms. The kitchen/dining/family room is a bright room with oak floor, woodburning stove with slate hearth, panelled wall and modern 'Crittall' style French doors leading out to the garden. To one side is a range of cabinets with sleek dark grey 'soft close' doors and drawers, feature lighting, larder unit, 'Silestone' worktop with undermounted sink, boiling water tap and integrated appliances including, eye level oven, microwave, dishwasher, fridge freezer and induction hob. There is ample space for comfortable seating along with space for a table to seat twelve. A step leads down into the dual aspect sitting room. This elegantly proportioned room benefits from underfloor heating, high ceilings, window to the side and tri-fold doors offering views towards Tor Woods and leading out to the beautifully manicured gardens. Accessed from the rear

hall, the utility room houses the Vaillant combi-boiler, useful storage cupboards, router for CATS cabling and has space and plumbing for both a stacked washing machine and tumble dryer.

To the front of the property is the principal bedroom with tri-fold doors out to the garden, feature bedside lighting and an ensuite shower room with attractive grey marbled tiling, shower enclosure with waterfall shower, two drawer vanity basin and WC. Across the hall, with large window looking over the front garden, is a second double bedroom with traditional style radiator. To the rear, a generous third bedroom, currently used as a guest room, benefits from underfloor heating and French doors leading out to the private rear patio. The fourth bedroom, again with underfloor heating, has a full length window overlooking the rear patio and has plenty of space for a double bed and additional bedroom furniture. The well-appointed family bathroom, with under floor heating, comprises; bath with waterfall shower, pale grey marble tiling, two-drawer vanity basin, WC and modern towel radiator. The property benefits from hard-wired internet connection.

PLANNING PERMISSION

Planning permission has been granted to raise the pitched roof height to six metres - offering potential (subject to further consent) to create additional accommodation, if desired. Somerset Council planning Portal (Mendip) Ref: 2020/0010/FUL









OUTSIDE

The gardens, which wrap around the property, have been beautifully landscaped with clean lines, crisp paving and softened with verdant planting. The garden is fully enclosed with feather edge fencing, offering seclusion throughout. The main part of the garden is South facing and is predominately laid to lawn with a multi stem olive tree as a focal point. In one corner is a large patio area laid with Italian porcelain outdoor tiles and offering plenty of space for outdoor furniture and entertaining. A stepped terrace, again with porcelain tiles, runs along the south side of the property and can be accessed from the principal bedroom, sitting room and kitchen/dining/family room. The paving continues to the rear of the property where there is ample space for additional garden furniture along with a hot tub (available by separate negotiation). The exterior benefits from hard wired lighting.

At the front of the property, a dark grey porcelain path leads to the front door and around to either side. Rope edged beds are planted with feature plants and finished with slate chippings and a metal shed is discreetly positioned behind the hedge. Pedestrian gates on either side lead to the gardens.

A parking area offers parking for two to three cars and has a pedestrian gate into the garden.

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 central Wells take the B3139 signposted to Bath. Continue up St. Thomas Street into Bath Road, passing Budgens garage on your right. Take the third turning on the right into Allens Lane. The property can be found a little way along on the right.

REF:WELJAT05062024



Local Information: Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Gas central heating and underfloor heating

Services: Mains drainage, mains water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary



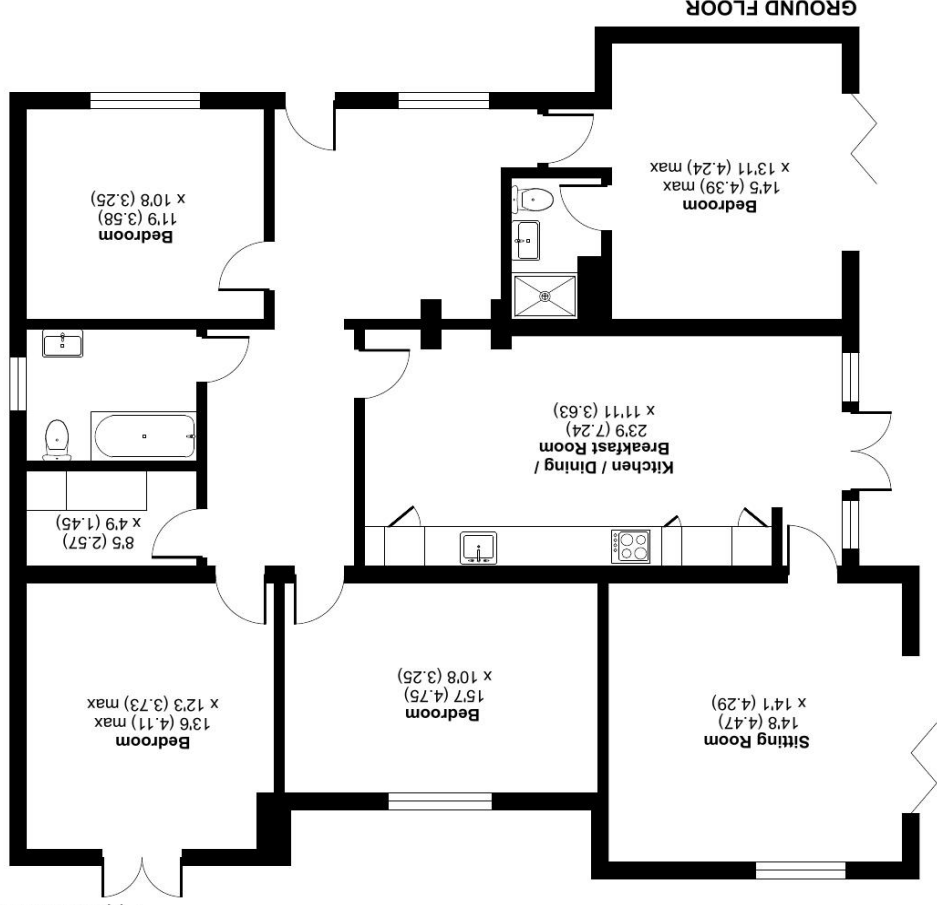
Nearest Schools

- Wells


Aliens Lane, Wells, BA5

Approximate Area = 1566 sq ft / 145.4 sq m

For identification only - Not to scale



GROUND FLOOR

 RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024.
Produced for Cooper and Tanner. REF: 1136927

WELLS OFFICE

telephone 01749 676524

19 Broad Street, Wells, Somerset BA5 2DJ

wells@cooperandtanner.co.uk

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.



COOPER
AND
TANNER