



35 Ash Lane, Wells, BA5 2LR

Guide Price £1,395,000 Freehold

COOPER  
AND  
TANNER



# 35 Ash Lane Wells, BA5 2LR

 5  2  3 EPC B

Guide Price £1,395,000 Freehold

## DESCRIPTION

Set on the ever-desirable Ash Lane, is this remarkable, individually designed family home. This splendid property has been constructed to exacting standards with high specification fixtures and fittings throughout. Comprising; open plan living accommodation, separate sitting room, principal bedroom with dressing room and ensuite shower room, four further double bedrooms (all with walk-in wardrobes), two further bathrooms, study, utility room, pantry, downstairs w/c double garage, ample parking, large landscaped gardens, four ornamental Tibetan Cherry Trees and views towards Wells Cathedral and Glastonbury Tor.

Upon entering the property is a double height glazed atrium with striking fibre optic lighting installation, designed by renowned British artist, Bruce Munro and to one side is a built-in cupboard for coats and shoes. From the atrium is the large open plan living space which naturally divides into kitchen, dining and seating areas. The kitchen has a range of white gloss units with soft close doors and drawers, all topped with leathered granite worktops. Throughout the kitchen are Neff integrated appliances including induction hob with extractor above, two eye-level ovens, eye-level steam oven, eye-level microwave, warming drawers, under counter fridge and under-counter fridge/freezer. Positioned between windows, with front aspect, is a Franke sink with boiling water tap. A central island, again with leathered granite worktops, offers further storage and has space to seat four, making it the ideal place to perch and chat to the chef. At the far end of the kitchen is a separate walk-in pantry with adjustable shelving. To one side, is a natural spot for comfortable seating. The dining area, which can easily accommodate a table to seat ten to twelve people, is perfectly positioned in front of the large bi-fold doors to take advantage of views over the garden towards Wells Cathedral. The bi-fold doors fold back fully and lead out to the patio and gardens beyond, making a seamless transition for inside-outside entertaining, during the warmer months. Adjacent to the open plan living space is a sitting room with a large window, again with Cathedral views and plenty of space for comfortable seating along with a TV wall, with concealed electrics and remote

control mood lighting. The study, with side aspect and benefits from built-in shelving on two walls.

An inner lobby, leading from the living space, has a cupboard housing the 'control centre' for the technical element of the house, along with a water softener and additional storage. The utility room, which houses the recently installed 'Vaillant' combi boiler, is a good size and has a stainless steel sink, space and plumbing for a washing machine, American style Fridge freezer and tumble dryer along with shelved bar area, further storage cupboards and a door to the patio. Across the lobby is a cloakroom with hidden cistern WC, vanity wash hand basin and modern towel radiator. An internal door at the far end of the lobby leads to the integral double garage.

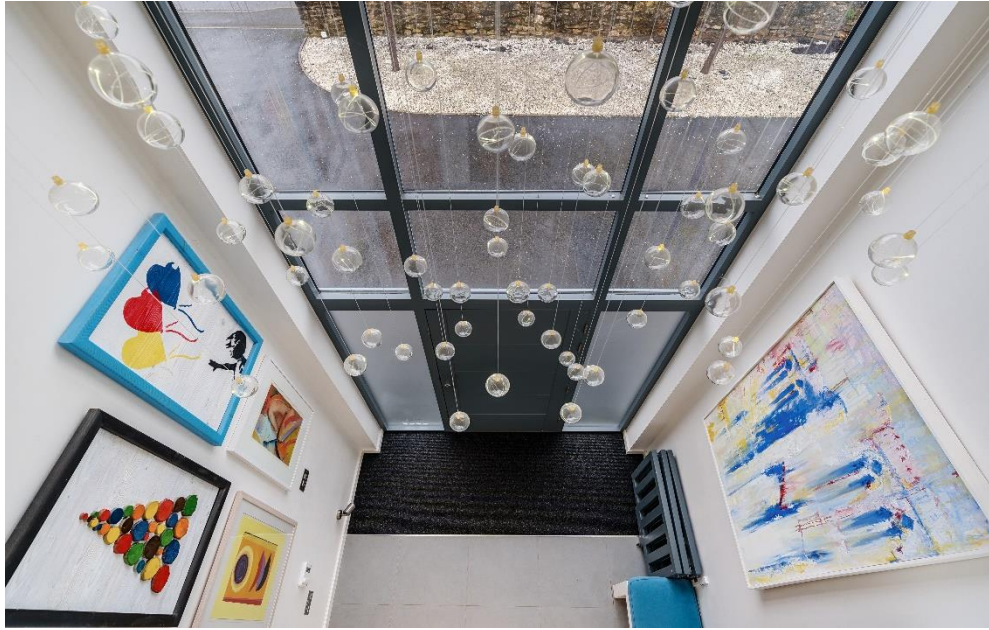
From the open plan living area, a dark grey fully tiled wall offers a contrasting backdrop to the stunning cantilevered, open tread oak staircase with glass balustrade which rises to the first floor. On the first floor is a galleried landing with glass balustrade overlooking the atrium, an airing cupboard housing the pressurised hot water cylinder, two further built-in cupboards and built-in bookcases. This area could also be converted for use as an additional study space, if required. The principal bedroom, is a bright and spacious room with two windows and a sliding door opening to a glazed Juliet balcony - offering views over Wells to the cathedral and surrounding countryside. A door opens into the dressing room with shelves and hanging rails. Adjacent is the fully tiled shower room with wet floor shower, vanity basin, WC and towel radiator. Three, bright double bedrooms, all identical in size, benefit from walk-in wardrobes, sliding doors and Juliet balconies - again offering far reaching views. The fifth bedroom, with dual aspect, has a walk-in wardrobe, sliding doors, Juliet balcony and wonderful views. A wet floor shower room and adjacent bathroom complete the first floor and are both fully tiled.

The property benefits from pale grey ceramic tiles to the ground floor, engineered oak flooring to the first floor, zoned underfloor heating throughout, solar panels - supplementing the water heating, Sonos sound system with ceiling mounted speakers in all









## DESCRIPTION (continued)

main rooms and bathrooms, CAT6 network and satellite TV provision to all main rooms, hardwired external internet supply, security alarm and cameras, rainwater harvesting system, recessed LED ceiling spotlights, brushed stainless steel hardware and electrical sockets, and light oak horizontal-panelled doors throughout outside.

## OUTSIDE

To the front of the property is a tarmac drive, offering ample off-road parking and leading to the double garage with electric door, light, power and side access. On either side of the house are full height, code lockable external doors leading to the side and rear gardens. The front garden is enclosed by natural stone walls and has a raised planter along with stylish low maintenance beds of white gravel planted with four ornamental 'Tibetan Cherry' trees.

To the rear, a large patio area spans the entire width of the house, accessed from the open plan living area and the utility room. This fantastic space is perfect for outside furniture and entertaining and benefitting from outdoor lighting and electrical sockets. Two steps lead down to a central gravelled terrace with built-in 'Dakota fire-pit' making a wonderful area to sit and chat in the evenings. Two further terraces below are planted with mature Mediterranean style shrubs. On either side of the garden shallow steps of railway sleepers and gravel lead down to the lawn. In one corner is a pergola over a gravelled area beneath and in the other is a further patio area with rainwater harvesting tank discreetly sunken beneath. The south-facing garden is fully enclosed with fencing on two sides and a mature hedge at the bottom. Within the garden is a border of feature planting and two mature Silver Birch trees. To one side of the house, adjacent to the garage, is space for outdoor storage, bins and recycling. On the other side of the property is a

larger area, laid to gravel with a woodstore and metal shed. An EV car charger has recently been installed.

## 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 the Wells Office, turn left and carry on along Priory Road, at the roundabout take the third exit onto Strawberry Way. At the first set of traffic lights go straight across. At the next set of traffic lights turn right into Portway. At the next set of traffic lights turn left into Wookey Hole Road. Continue along Wookey Hole Road for approximately 500 metres passing Blake Road on your left, take the next right onto Ash Lane and continue for a further 400m the property can be found on the right.

REF:WELJAT16072024



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** G

**Heating:** Gas central heating with underfloor heating throughout and solar panels supplementing the heating of hot water

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

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary



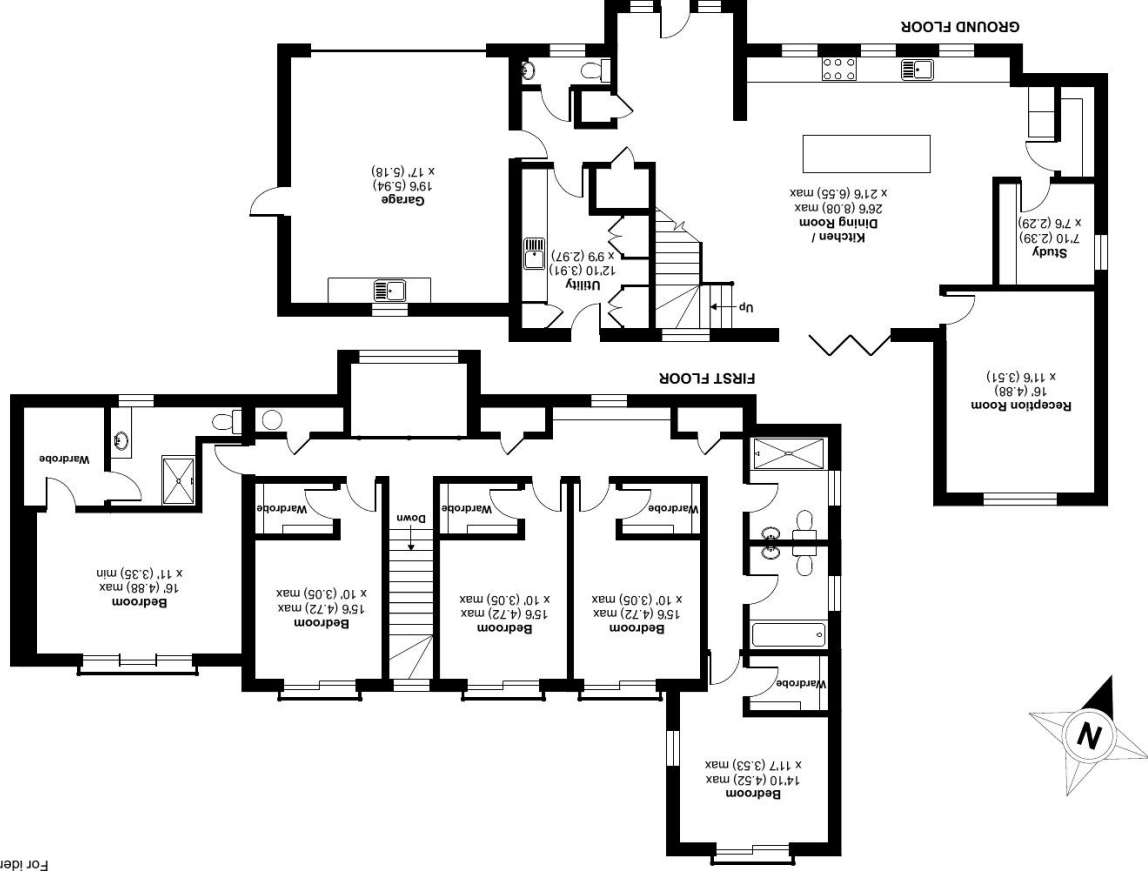
### Nearest Schools

- Wells (Primary & Secondary)

# Ash Lane, Wells, BA5

Approximate Area = 2889 sq ft / 268.3 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nkhccom 2024. Produced for Cooper and Tanner. REF: 1094090

WELLS OFFICE

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