



Byron House, Henton, Nr Wells, BA5 1PD

£445,000 Freehold









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 3  2  2 EPC F

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## DESCRIPTION

Set in the desirable village of Henton is this attractive semi-detached cottage dating back to 1850. The property is well-presented throughout and benefits from period features, three bedrooms, sitting room, dining room, kitchen/breakfast room, well-tended gardens, workshop, parking for two cars to the rear and far reaching views towards the Mendip Hills.

The front door opens into the entrance all with plaster arch and dado rail. A step leads up to the inner hall which widens to the full width of the house and benefits from a window to the side, allowing plenty of natural light. The original staircase, with attractive painted wood detailing, leads up to the first floor and beneath the stairs is a useful understairs cupboard and space for additional furniture. At the front of the house, with a view of the village church, is the sitting room. This comfortable room benefits from high ceilings, coving, ceiling rose, dado rail, internal bay window with original shutters and an arched stone fireplace with slate hearth and woodburner as the focal point. From the hall, a half-glazed door opens into the dining room which features a pale grey tiled floor, two windows to the side and shelved alcoves on either side of the room. There is plenty of space to accommodate a dining table to seat six to eight people comfortably. A door opens from the dining room to a fully tiled WC and utility room with space and plumbing for a washing machine along with additional storage space. The kitchen/breakfast room, situated at the rear of the house, is a bright room with

two windows looking out to the garden, a range of cabinets with cream country style doors and drawers, Oil fired Rayburn, 'hide and slide' oven, ceramic hob, extractor, pull-out shelving, pull-out bins, 'Franke' stainless steel sink, wooden worktops and space for breakfast table. To one side a door opens to a pedestrian path leading back to the front of the house and to the other a door opens to the garden.

On the first floor is the landing with attractive arched 'nook' and a loft hatch with ladder leading to a fully insulated and boarded loft room with exposed beams, Velux window and side window, ideal for storage or perhaps a hobby room. To the front of the house, with views of the village church and Mendip Hills beyond, is the principal bedroom. This well-proportioned room features and internal bay with sash window and original shutters, picture rail and fitted wardrobe. A door opens to the fully tiled ensuite with WC, countertop basin and shower enclosure with electric shower. The second bedroom, a smaller double, has a coved ceiling and a window to the side. The third bedroom is at the rear of the property and benefits from views over the garden to the surrounding countryside, built-in wardrobes, one housing the hot water cylinder and the other with shelves and hanging rail. The well-appointed bathroom is fully tiled and comprises; bath with pump fed power shower overhead, modern basin and WC and views over the garden.

















## OUTSIDE

From the kitchen, a door opens to the side of the property and a level area behind the kitchen, ideal for pots. Steps lead up to the beautifully tended, south facing, rear garden which provides year-round colour and is divided into several areas. The patio area, ideal for outside furniture and entertaining, is mainly laid to paving with raised borders planted with shrubs and flowering plants. A step leads up to a graveled area with space for outdoor seating, wide borders of shrubs and roses, a pergola with climbing plants along with fruit trees and a fig tree. A few more steps lead up to a further graveled area with apple and pear trees, raised vegetable beds, spring planting, raspberry canes, greenhouse, stone-built out house and store along with the oil tank. A gate opens, with steps leading down the parking area, with parking for two cars, and a large timber workshop and store which benefits from light and power.

The rear parking area can be accessed directly by a lane at the rear of the property. The property is conveniently situated with numerous walks from the doorstep.

## LOCATION

The village of Henton lies conveniently situated between the cathedral city of Wells and the picturesque and popular village of Wedmore.

The 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 and several churches.

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

Viewing is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

## DIRECTIONS

From Wells take the B3139 (Wells Road) towards Wedmore. Continue through the villages of Wookey and Worth to Henton. The property can be found on the left hand side, directly opposite the church.

REF:WELJAT17122024



Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** C

**Heating:** Oil fired central heating

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

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Bath Spa
- Bristol Temple Meads

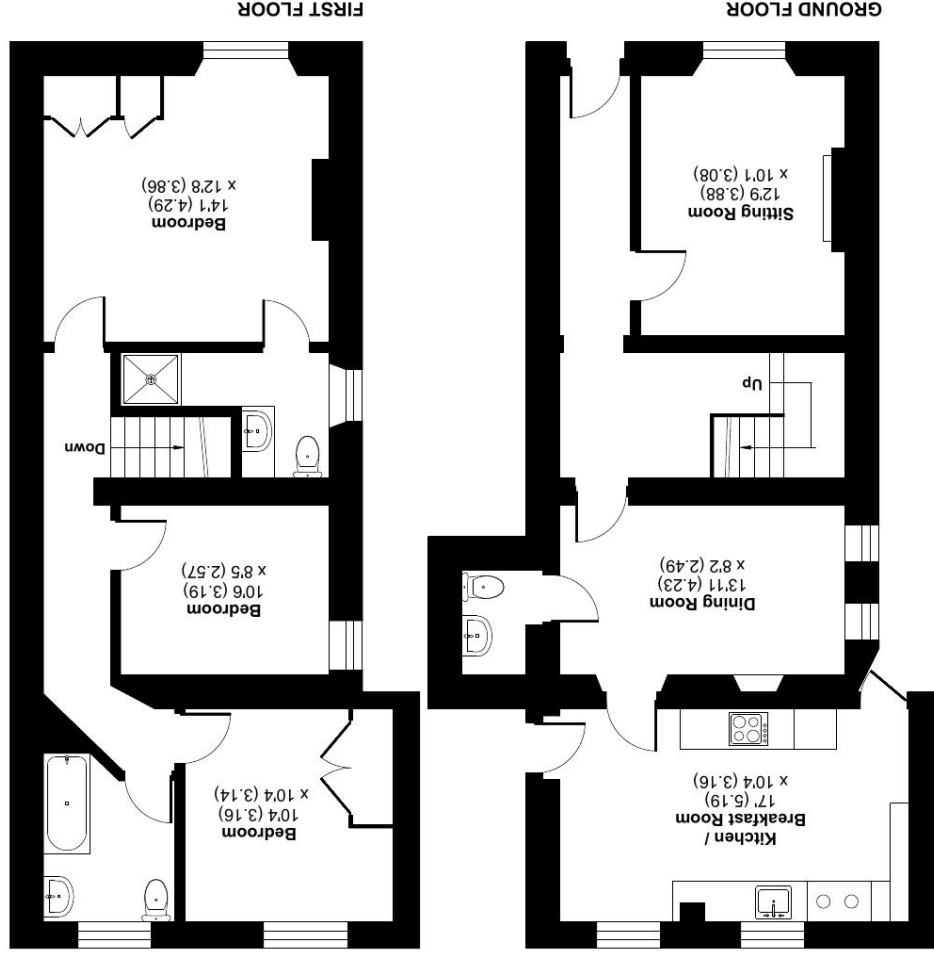


### Nearest Schools

- Wookey (Primary)
- Wedmore (Primary)
- Wells (Secondary)

# Henton, Wells, BA5

Approximate Area = 1245 sq ft / 115.6 sq m  
 For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMIS2 Residential). © nrlhcom 2024  
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**COOPER  
 AND  
 TANNER**

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