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 EPC C

£375,000 Freehold

The Threshing Barn
 3 Silverdale Court
 Priddy, Nr Wells, BA5 3FL

COOPER
 AND
 TANNER



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DESCRIPTION

Set in a small development of former farm buildings. The Threshing Barn is a beautiful mid terrace barn with three double bedrooms, two bathrooms, generous living accommodation, gardens, parking and views over the Somerset countryside.

Upon entering the property is an entrance hall with ample space for shoes and coats with double doors opening into the large open plan kitchen, dining, sitting room. The room offers versatility with the current owners creating a sitting area with comfy seating and media wall whilst still having ample space for a dining table to seat ten to twelve people. The kitchen features a range of fitted units topped with granite work surfaces, integrated fridge/freezer, electric oven and hob, washing machine, dishwasher and wonderful views to the front of the house looking out to the garden. An inner hall provides further storage and a downstairs w/c with wash hand basin.

To the first floor is a landing with airing cupboard and providing access to the three bedrooms and family bathroom which comprises a bath separate shower, toilet and wash hand basin. The principal bedroom is a wonderful size with an abundance of natural light, garden views and the benefit of an ensuite shower room. Bedroom two is a good sized double bedrooms whilst the third room currently makes as a dressing room and home office but could equally be used as a single bedroom if desired.

OUTSIDE

The property is approached via a shared gravel drive which opens into a parking area for two cars and visitors parking.. The garden is situated at the front of the house, enclosed with stone walling and wooden fencing the garden is mainly laid to lawn with a large patio, perfect for outside dining and entertaining whilst enjoying the Westerly aspect, ideally for the afternoon sun. Within the garden is a wooden shed for extra storage.

SERVICE CHARGE

Currently £597.93 per annum - to include maintenance and landscaping of communal areas, maintenance and emptying of septic tanks and administration costs.

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. Turn into Silverdale court and follow the drive round to the right and then left. The Threshing Barn can be found a little further along on the left.

REF:WELJAT28052025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Air Source heat pump with underfloor heating on ground floor.

Services: Private drainage, mains water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

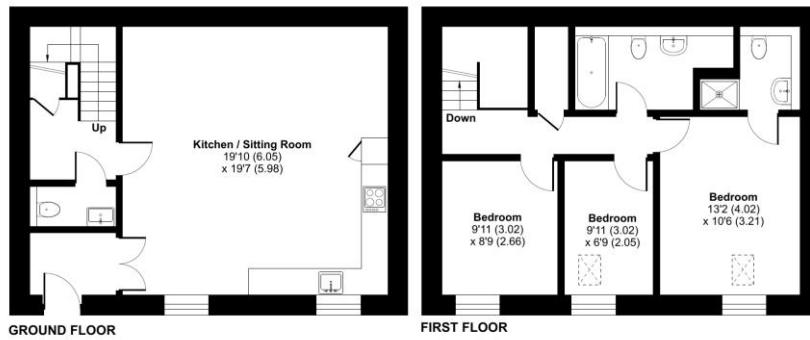


Nearest Schools

- Priddy (Primary)
- Wells (Primary & Secondary)

Silverdale Court, Wells Road, Priddy, Wells, BA5

Approximate Area = 1052 sq ft / 97.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Cooper and Tanner. REF: 1291982



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

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