

 2  1  1 EPC E

£275,000 Freehold

Box Bush Cottage  
6 The Gardens, Sadler Street,  
Wells, BA5 2SF

COOPER  
AND  
TANNER





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#### DESCRIPTION

Tucked away in a quiet gated backwater, just moments from the Cathedral and High Street, is this charming, Grade II listed, Character cottage. This delightful two bedroom cottage would make an ideal bolt hole, holiday rental or a lovely home and is offered with no onward chain.

Upon entering the property is the open plan sitting/dining room offering plenty of space for both comfortable seating and a dining table. The sitting area is filled with character features including, stained glass panel, beamed ceiling, stone edged arched nook, and a large bay window to the front which floods the room with natural light. A stunning curved alcove offers a perfect space for a dining table and chairs to seat four to six people. The kitchen has a range of pale blue Shaker style units topped with wood effect laminate worktops, along with an integral oven and gas hob, space for an under counter fridge and freezer, along with space and plumbing for a washing machine. A pretty little window allows light from the rear of the property.

From the sitting room, stairs lead up to the first floor. On the first floor is a large double bedroom, bathroom and under stairs storage area. The generous bedroom has wood plank flooring and features a natural stone fireplace with wooden beam and a window to the front. The bathroom comprises; a bath with shower above, WC, wash basin and an airing cupboard housing the combi-boiler. A door opens from the landing to a wooden staircase leading to the second floor bedroom. Again with wood flooring, the second bedroom has sloping ceilings, exposed beams, a vanity sink and roof windows offering roof top views over Wells.

#### OUTSIDE

To the front of the property, enclosed by wrought iron railings, is a small courtyard. The courtyard is laid to paving for ease maintenance with space for pots and a small bistro table and chairs, offering the ideal spot for morning coffee.

#### LOCATION

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, library, 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

On Foot - From our office in Broad Street turn right and continue up the High Street towards The Market Place. Bear left into Sadler Street and continue, passing 'The White Hart' pub on your left. The next shop (a gallery) has a passage to the right of the door, continue through this passage to The Gardens where Box Bush Cottage can be found on the right.

By Car - Please note there is no parking available at the property. For the purposes of viewing please park in a nearby car park (Whiting Way BA5 2PS or Union Street BA5 2DZ).

REF:WELJAT25082023

#### Local Information Wells

**Local Council:** Somerest Council

**Council Tax Band:** C

**Heating:** Gas central heating

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

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Wells

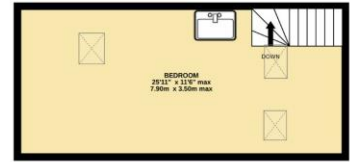
GROUND FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



2ND FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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