



2 Cathedral Green, Wells, Somerset, BA5 2UB

£795,000 Freehold

COOPER
AND
TANNER



2 Cathedral Green Wells, Somerset, BA5 2UB

 3  7  4 EPC Not required

£795,000 Freehold

Description

A rare opportunity to acquire a substantial residence on the world-renowned Cathedral Green within the heart of the city of Wells. The property has been within the same family for over 50 years, now requiring updating and modernising, it provides an exciting prospect to create a dream home.

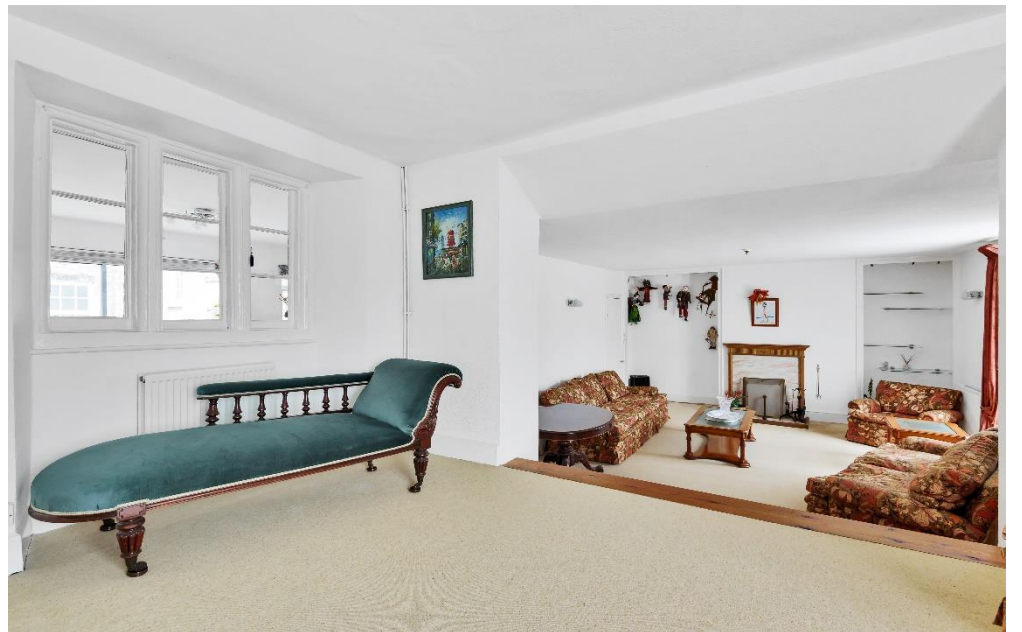
The house is Grade II Listed and believed to date back to 1650 with accommodation of circa 4200sqft arranged over three floors along with two cellars. Upon entering the house is a spacious hallway providing access to a workshop with feature fireplace which then leads into a store room with access into one of the cellars. A small kitchenette and substantial reception room with grand proportions provide space which could be used for a variety of uses such as a separate annex to the main house or rearranged as additional bedrooms if desired. From the kitchen is a staircase to the first floor along with access to two downstairs w/c's and the second cellar.

On the first floor is a kitchen/dining room which features a range of appliances, ample space for a table and housing the gas central heating boiler. Running the width of the property is a large open plan sitting/dining room with steps between the two rooms to create a natural divide whilst both rooms having exquisite views over the Cathedral Green. Accessed from the sitting room is a study which makes a great space to work from home with a further reception room adjacent.

A wide spiral staircase leads to the second floor landing which provides access to all three bedroom suites along with access to a south facing roof terrace with a lovely roof top view. The principle suite features a magnificent double bedroom with views to the front, an array of fitted storage and double doors opening into an ensuite shower room. The two further double bedrooms both have the benefit of ensembles.









Outside

The Cathedral Green provides direct access to the property with a small flight of steps and pathway leading to the front door. At the front of the house is a sunken courtyard garden with a raised bed featuring an array of mature shrubs, hedging, flowers along with a lovely aspect of the West elevation of the Cathedral.

Accessed from the second floor is a roof terrace with a rooftop outlook and space for outdoor entertaining.

Agents Note - The gardens in front of the properties on The Cathedral Green are not within the curtilage of the houses but have been used privately for many years.

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, 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.

REF:WELJAT27102021

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: D

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

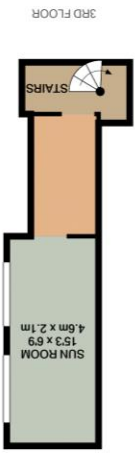
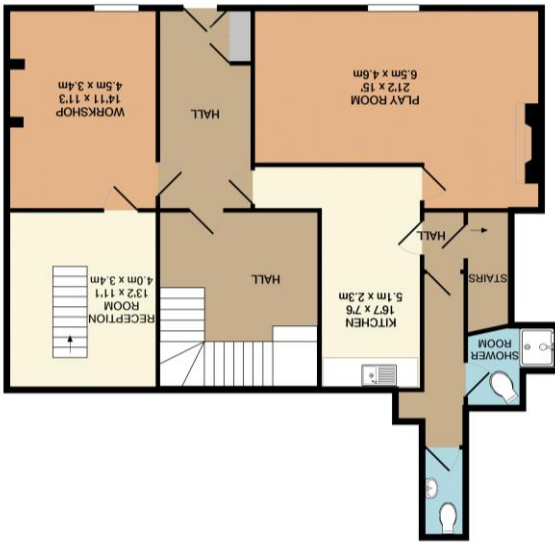


Nearest Schools

- Wells



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



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, cornices 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.
 Made with Mapbox (2021)

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, references 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.

