



Batch Cottage, The Batch, Priddy, Nr Wells, BA5 3BD

£525,000 Freehold

COOPER
AND
TANNER

View over the Village Green



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DESCRIPTION

Situated just off Priddy Village Green, with marvellous far-reaching countryside views, is this beautiful three double bedroom cottage. The property is beautifully presented throughout and offers the perfect balance of character features and modern convenience.

Upon entering the cottage through the stable door is a utility room with tiled flooring attractive stained-glass window shared with the kitchen, wall and base units with an integrated fridge and freezer. A downstairs WC, with tiled floor and wash hand basin, can be found from the utility area along with plenty of storage space for shoes and coats. The kitchen/dining room overlooks the enclosed front garden, village green and beyond, and features cream country style cabinets with an integrated fridge and dishwasher along with inset one and a half bowl sink, ample storage, granite work surfaces and a 'Rangemaster' cooker. To one side is ample space for a dining table to seat six to eight people comfortably. Beneath the stairs is a large, shelved pantry offering space for further storage. Character can be seen throughout the house in the form of solid wooden doors, beams and wooden floors. The generously proportioned sitting room has

plenty of space for comfortable seating, a wind and glazed door to the garden, wonderful verdant views and a fireplace with stone hearth, oak beam and woodburning stove as a charming focal point.

From the kitchen/dining a staircase leads to the first floor with a bright, galleried landing with Velux window and storage cupboard. The light and airy principal bedroom has a triple aspect with wonderful views over the village green. A further landing area leads to two further double bedrooms. The first, with part vaulted ceiling, has two windows again with views over the garden and beyond, built-in wardrobes and drawers, wall lights and loft hatch. Adjacent is the third bedroom, again a good size double, with part-vaulted ceiling, beam and far-reaching views. The family bathroom features underfloor heating, corner bath and separate shower along with hidden cistern WC, wash basin and Velux window.

OUTSIDE

A five-bar gate opens to a parking area for one to two cars. Steps lead up to a raised patio with space for outdoor furniture and entertaining and leading to the front door. The gardens are fully enclosed by









OUTSIDE (continued)

to the front door. The gardens are fully enclosed by natural stone walls and are mainly laid to lawn with mature shrubs and a gravelled area, perfect for outside furniture and outside entertaining. In one corner is a wood store and neatly tucked away behind a planted trellis is the oil tank.

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.

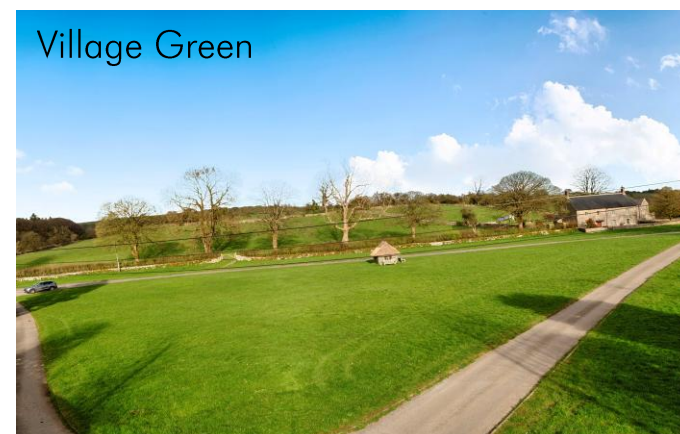
VIEWING

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. Proceed through the village and as the road forks at the village green take the left hand fork into Coxton End Lane then take the first left into The Batch. Batch Cottage is the first property on the right.

REF:WELJAT31032026



Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Oil fired central heating

Services: Private drainage via septic tank, mains water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

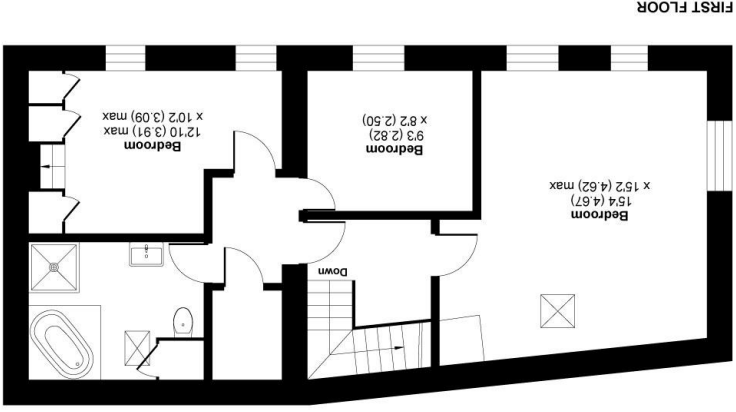
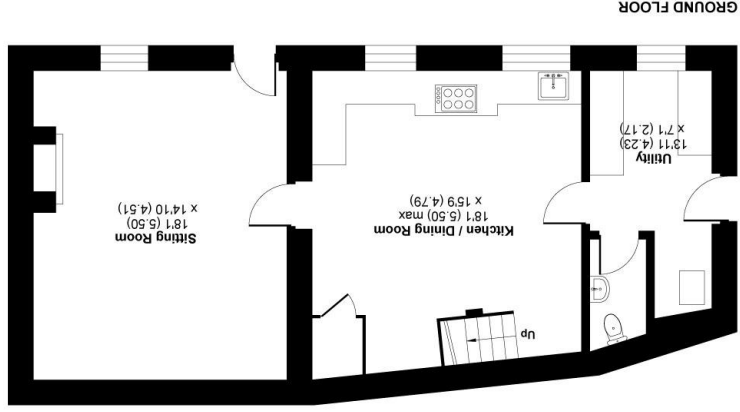


Nearest Schools

- Priddy (Primary)
- Wells (Secondary)

The Batch, Priddy, Wells, BA5

Approximate Area = 1366 sq ft / 126.9 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). © nchecom 2026. Produced for Cooper and Tanner. REF: 1434875



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