

CANON GRANGE
18 SADLER STREET, WELLS



CANON GRANGE, 18 SADLER STREET, WELLS, SOMERSET, BA5 2SE

Bath 20 miles • Castle Cary 15 miles • Bristol 21 miles

Guide Price £850,000

A splendid eight bedroom period property in the heart of Wells enjoying direct access to Cathedral Green and views of Wells Cathedral



- Entrance hall
- Sitting room
- Office/Reception Room
- Laundry Room
- Kitchen
- Eight Bedrooms, Five with en-suite shower rooms and a separate shower room
- A self-contained apartment with Kitchen and Bathroom
- Period Features
- Direct access to the Cathedral Green

Description

Canon Grange is situated on the edge of the wonderful Cathedral Green overlooking the Cathedral as well as enjoying direct access to the Cathedral Green. The Property is believed to date back to 1450 and is currently run as a school boarding house with excellent accommodation. This Grade II listed property was previously a successful Bed and Breakfast but could easily be returned to a family house. This three-storey period property offers numerous period features including open fireplaces and flagstone floors.

From the spacious hallway, there is a spacious beamed sitting room with a beautiful wood mantled open fireplace with views into Sadler Street. There is a ground floor bedroom opposite with an en-suite shower room which is currently being used as a dining/meeting room, this too has an open fireplace. The laundry room is next to the newly fitted kitchen which along with the current office has views facing the iconic Wells Cathedral. The first floor consists of four bedrooms, three with en-suite shower rooms and a separate shower room. Stairs lead to the second floor which includes a beautiful self-contained apartment with exposed oak beams, a bathroom and a kitchen. Finally, there are a further three bedrooms, one having en-suite shower room. The property benefits from a new hot water and heating system. There is a strip of lawned area separated by a pathway which has borders of flowers and offers somewhere to sit out and enjoy the view, although this area is owned by the Cathedral.

Situated in the heart of the city with direct access to Cathedral Green and views of Wells Cathedral





GENERAL PROPERTY INFORMATION

TENURE

The property is of freehold tenure with vacant possession upon completion

OUTGOINGS

Council Tax – Band F

The property pays a peppercorn back door rent to Bath and Wells Diocese in order to have a right of way over the Cathedral Green.

SERVICES

Mains water, mains drainage, gas and electricity. Gas fired central heating

FIXTURES AND FITTINGS

All those items usually regarded as retained to the Vendors are specifically reserved out of the sale, although some may be available to the purchaser if required at valuation

PUBLIC AUTHORITIES

Mendip District Council – Tel: 0300 303 8588

POSTCODE

BA5 2SE

VIEWING

Strictly by appointment with the Vendor's Agent, Killens

Telephone 01749 671172

ENERGY PERFORMANCE CERTIFICATE

Not Applicable

DIRECTIONS

From our offices proceed up Sadler Street and the property can be found on the right-hand side just beyond The Swan Hotel garden.

Situation

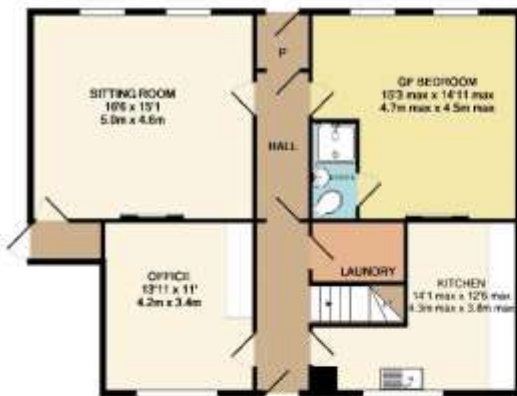
The property is situated in a desirable area in a central location in the historic cathedral city of Wells. Wells is the smallest city in England and offers a range of shopping facilities including a high proportion of independent shops and boutiques, banks, restaurants, public houses, cinema and churches. The stunning market square holds a farmer's market on Wednesday and Saturday.

The nearby Georgian city of Bath and the regional centre of Bristol are also within good commuting distance, while Castle Cary Station with links to London Paddington and Exeter is a fifteen-minute drive away. Bristol International Airport is 17 miles away.

There are excellent schools in Wells and the surrounding area including highly regarded primary schools and the extremely sought after Wells Blue secondary school. There are also many private schools in the locality which include Wells Cathedral School.

The area is also well known for its variety of sporting and leisure facilities and for walking and cycling, while sailing and fishing can be pursued at Chew Valley Lake. Leisure centres can be found at Wells. Wells, Mendip and Farrington Golf courses are conveniently located close by and Horse Racing enthusiasts are catered for at Bath and Wincanton Race Courses.





GROUND FLOOR
APPROX. FLOOR
AREA 838 SQ.FT.
(84.4 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 967 SQ.FT.
(89.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 364 SQ.FT.
(33.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2169 SQ.FT. (200.7 SQ.M.)

These plans are not to scale and are for guidance only. They are not to be used as a basis for any contract or other legal document. The plans are for guidance only and should not be used as a basis for any contract or other legal document. The plans are for guidance only and should not be used as a basis for any contract or other legal document. The plans are for guidance only and should not be used as a basis for any contract or other legal document.



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