

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



12 LOVERS WALK, CATHEDRAL CITY OF WELLS, BA5 2QL





12 LOVERS WALK,  
CATHEDRAL CITY OF WELLS, BA5 2QL

A quite superb new property within a walled garden within a short walk of the Market Place.

Recently built to exceptional standards the house is unique and provides nearly 2,000 sq. ft. of accommodation.

The ground floor is mainly open plan with a reception hall, cloakroom, sitting room, dining area, kitchen & breakfast room, study & utility room. On the first floor the master suite includes a large bedroom with a dressing room & an en suite bathroom. There are also 3 other bedrooms and 2 bathrooms.

Outside are a large integral open garage, and store. The immaculate walled garden includes a lawn, espaliered trees and a water feature.

*About the area*

*Wells is the smallest city in England (population about 11,000) lying in beautiful countryside between the Somerset Levels and the Mendip Hills – an Area of Outstanding Natural Beauty. Wells medieval centre has local markets twice a week, good restaurants, a thriving high street and many important ancient buildings, including the Cathedral and moated Bishops Palace and gardens. There are four major supermarkets on the edge of the city. Wells Leisure Centre has the usual facilities of gym and swimming pool to add to Wells Rugby Club, Tennis club, Bowling club and Golf course. Throughout the year, Wells hosts festivals for Music, Literature, Art and Food, and has twinned links with Burgundy, the Rhineland and Northern Italy. There are many societies and clubs for those who would like to join a diverse social community.*

*The major towns of the area, Bristol, Bath, Taunton and Yeovil are all within commuting distance. There are excellent state & independent schools in the area which include several good primary schools, Wells Blue School, Strode College, Wells Cathedral School, Downside, All Hallows and Millfield.*

*Wells is a transport hub for bus services, including daily services to London. Main line trains run from Castle Cary and Bristol International Airport is 35 minutes drive away*







Lovers Walk is a small cul de sac which is one of the most sought after areas of Wells. It includes a small number of good quality residential properties and a small primary school and is within easy walking distance of the centre of Wells. No. 12 has an excellent location at the end of the lane and the driveway is approached through electrically operated high double solid timber gates. The gates open onto the paved drive which leads to the open side garage and parking area.

The house and surrounds are simply unique and must be viewed to be fully appreciated. The location is perfect for many and the high stone walls complement perfectly the contemporary qualities and details of the building.

No expense nor attention was spared in the construction which incorporates exceptional details particularly with regard to the sound and light systems, the central heating and the kitchen and bathrooms. Most of the systems can be remotely controlled from a smart phone (or iPad etc.) including a security system.

The heating system is worthy of special mention. There is solar water heating, photovoltaic panels, an air source heat pump and under floor heating. This combines with the double glazing and the high standard of insulation to give an Energy Efficiency rating of Band B 83.

The front porch shields the front door which opens into generous reception hall with a plant store and a cloakroom. A door opens to the large sitting room which has a wide range of bi-folding doors opening to the south facing terrace. Another feature of the room is the internal wall with a lithium fuelled fireplace (both totally removable if preferred).

The reception hall opens directly into the dining area and beyond to the kitchen & breakfast room which is certainly a "wow" room again having wide bi-folding doors to the terrace. The kitchen is very well equipped with units and appliances. Beyond the kitchen is a utility room and a small study.

On the first floor the master suite is excellent and there are 3 other bedrooms and 2 bathrooms, one being en suite.

Outside the walled garden is charming and enhances the house perfectly.

In short this is a property which must be viewed to be fully appreciated.







## DIRECTIONS

From our office continue along Priory Road and at the junction turn right. Pass the cinema and at the traffic lights go straight across, follow the road past the petrol station.

Turn left at the roundabout, pass Waitrose and turn right at the lights. Continue and take the first right.

Follow this lane into Lovers Lane and continue to the end of the Cul de sac which is where No. 12 is located.



**Energy Performance Certificate**

**12, Lovers Walk, WELLS, BA5 2QL**

**Dwelling type:** Detached house      **Reference number:** 9578-6064-7315-4846-6900  
**Date of assessment:** 13 May 2016      **Type of assessment:** SAP, new dwelling  
**Date of certificate:** 13 May 2016      **Total floor area:** 188 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,208</b>
<b>Over 3 years you could save</b>	<b>£ 357</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 261 over 3 years	
Heating	£ 1,041 over 3 years	£ 1,041 over 3 years	
Hot Water	£ 906 over 3 years	£ 549 over 3 years	
<b>Totals</b>	<b>£ 2,208</b>	<b>£ 1,851</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Current	Potential

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 357
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 870



**IMPORTANT NOTICE** - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.

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