

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



No. 5 St. THOMAS STREET, CATHEDRAL CITY OF WELLS, SOMERSET, BA5 2UU



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A charming period house in an excellent location within a stone's throw of the cathedral and having good accommodation, a walled garden plus parking.

The house is listed Grade II* indicating its historic and architectural importance and doubtless dates back to medieval times. It is also reputed to be the earliest secular house in Wells.

The comfortable accommodation has great charm and includes a hall, cloakroom, sitting room, dining room, a well fitted kitchen/breakfast room, 4 bedrooms, 3 bathrooms and includes a master suite with en suite bathroom and dressing room.

Outside is a delightful, very private large walled courtyard which provides both garden and ample parking.

In short this is a rare property being an historic house in a wonderful convenient location with the benefit of a private garden and parking. Viewing is recommended and welcomed.

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.





St Thomas Street is within a conservation area and is one of the oldest residential areas in Wells and accordingly comprises mainly period properties all benefitting from being within a short walk of the Cathedral and Market Place and No. 5 being within 200 yards of the Cathedral.

No. 5 is a semi detached medieval house which probably has 14th century origins with 17th, 19th and later modifications and has rendered and colourwashed elevations under a clay pantiled roof. Together with the adjoining house there is direct pavement access through a shared passageway. However, the main entrance is through double timber gates set in a high wall and which give entrance to a large courtyard.

Period details remain with many dating back to the 17th century when the house was remodelled. These are enhanced by more recent benefits including gas central heating and modern bathrooms and kitchen.

Accommodation

Double doors lead into the house with a short flight of steps to the hall which has a store cupboard and a cloakroom with a basin and wc.

Double doors open into the 21ft. sitting room which has a double aspect and a brick fireplace with an inset Jetmaster. The dining room opens off the hall and has a double aspect, store cupboards and ceiling beams. There's also a door to the inner courtyard which leads to the passageway.

A door leads through into the kitchen and breakfast room again with a tiled floor and a double aspect. It has bags of character with a beamed ceiling, brickwork, a fireplace with a (gas fired) stove and attractive tiled splashbacks. The fitted units with worksurfaces include extensive cupboards plus a breakfast bar and the integrated appliances include an induction hob, double oven, extractor, fridge/freezer and dishwasher.

On the first floor the master suite has a bedroom with built in wardrobes and en suite dressing room and bathroom with basin, bidet, wc and a bath tub with a shower above.

The second bedroom has a built in wardrobe and an en suite shower room a basin, wc and shower cubicle.

There's a third bedroom on this floor and a family bathroom with a basin, wc and bath tub a shower attachment.

Stairs lead up to the 2nd floor and the fourth bedroom.





Outside

Double gates set in a high stone wall enter into the private courtyard. On the lower end are stores and there is parking space for several cars. At the higher end is a pleasant paved terrace ideal for relaxation and al fresco dining with space for a BBQ. Adjacent are stone steps to an upper terrace.

To View please contact the Agents

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5 St Thomas Street, Wells

Approximate gross internal
floor area - 182 m² / 1,959 ft²



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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