

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



2A NORTH ROAD, WELLS, BA5 2TJ





## 2A NORTH ROAD, WELLS, BA5 2TJ

A simply fabulous family house in an ideal position close to the centre of Wells with a garage, parking and a sunny, very private garden.

The house has been extensively redeveloped and the style and accommodation now matches its exceptional position which is within a short walk of the school, Cathedral and Market Place.

The accommodation includes a reception hall, cloakroom, well proportioned sitting room, a 24 ft. exceptionally well appointed kitchen/breakfast room and a quite superb 32ft. living /dining room with bifolding doors south and west to the garden.

Also on the ground floor are a utility and an integral garage. On the first floor are 4 bedrooms and 2 bathrooms including a large master bedroom suite.

The northerly front garden forecourt provides parking and on the sunny south and west sides is the garden which has plenty of privacy.

Price Guide £800,000.

### *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.*

North Road is undoubtedly one of the best and most popular residential areas of Wells and being within walking distance of the Schools, Cathedral, Market Place and most of the amenities. It lies just beyond the Cathedral School well away from main roads.









No 2A has been totally redeveloped and extended and now offers exceptional and very appealing contemporary accommodation of great style. There's also scope to extend further if required.

The north side of the house faces across its courtyard to the road whilst the south facing side has many full height windows and doors which flood the main living areas with sunlight.

In addition the contemporary design takes account of modern day living providing a super, well appointed kitchen, a comfortable sitting room ideal for evenings and a wonderful large family room which interconnects with the kitchen.

Both the kitchen and the family room have huge doors opening out and which bring the garden into the living space of the house.

The front door opens into the reception hall which has a sensibly situated cloakroom and a large store cupboard ideal for boots and coats. It also has polished oak flooring which extends through the kitchen and the family/dining room and underfloor heating.

The sitting room is a very comfortable room with a dual aspect and a large bay window. It also has a display alcoves flanking a neat fireplace with a wood burning stove (liner not yet installed) which makes this a cosy evening room.

Twin glazed doors from the hall lead into the simply stunning kitchen/breakfast room which continues seamlessly into the family dining room.

The rooms have a southerly aspect and are flooded by sunlight with bifolding doors, double french doors and two large roof lights.

The kitchen area is extremely well fitted with an excellent range of white floor and wall units with grey tiled splash backs and an island unit.

Appliances include a fitted eye-level double oven, induction hob, and extractor and there's space for a dishwasher and fridge/freezer.

The breakfast area has room for a large kitchen table but additionally there is a breakfast bar with room for four stools.

The family/dining room provides even more space and externally a terrace wraps around both.







Off the kitchen is a utility room with base units, sink, plumbing for washing machine and space for a dryer as well as a door out to the front and an internal door to the integral garage which houses the boiler and has an electric entrance door.

The staircase rises from the hall to the first floor where the landing has its airing cupboard and there are 4 bedrooms, a bathroom and an en suite shower room.

The master bedroom has a high vaulted ceiling, fitted wardrobes, cupboards, windows and velux roof lights which again create a beautiful impact. (NB the roof lights have remote controlled opening and blinds powered and are solar powered.)

The en suite shower room has a basin, wc and a large walk in shower with a rain forest showerhead.

The other 3 bathrooms are all doubles (2 having fitted wardrobes) and the family bathroom has a high ceiling, basin, wc and a bath with a shower.

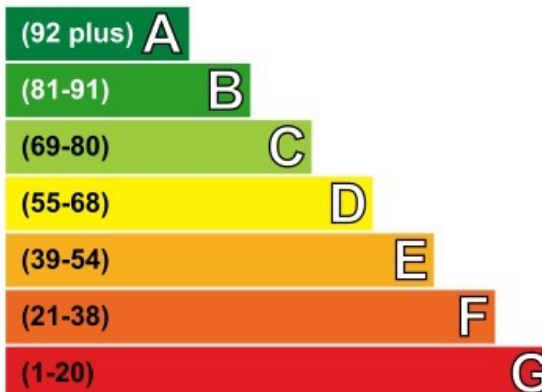
The front garden courtyard is gravelled protected by a stonewall and railings and has ample room for a good number of cars.

On the south and west side is a level mainly lawned garden bounded by high grade II listed stonewalls and timber fencing. This provides an ideal easily managed and sunny private area for ease of living and which complements the house perfectly.

**DRIVING DIRECTIONS** - From our office go along Priory Road, turn right at the junction. Continue through the traffic lights, bear right, pass the petrol station, at the mini roundabout turn left, pass Waitrose & at the lights turn right. At the next lights turn right and at the first roundabout turn left into The Liberty and continue past the Cathedral School. Pass the Fountain Inn and take the immediate left into St Thomas Street. Take the first left into North Road and No. 2A is at the far end on the left hand side.

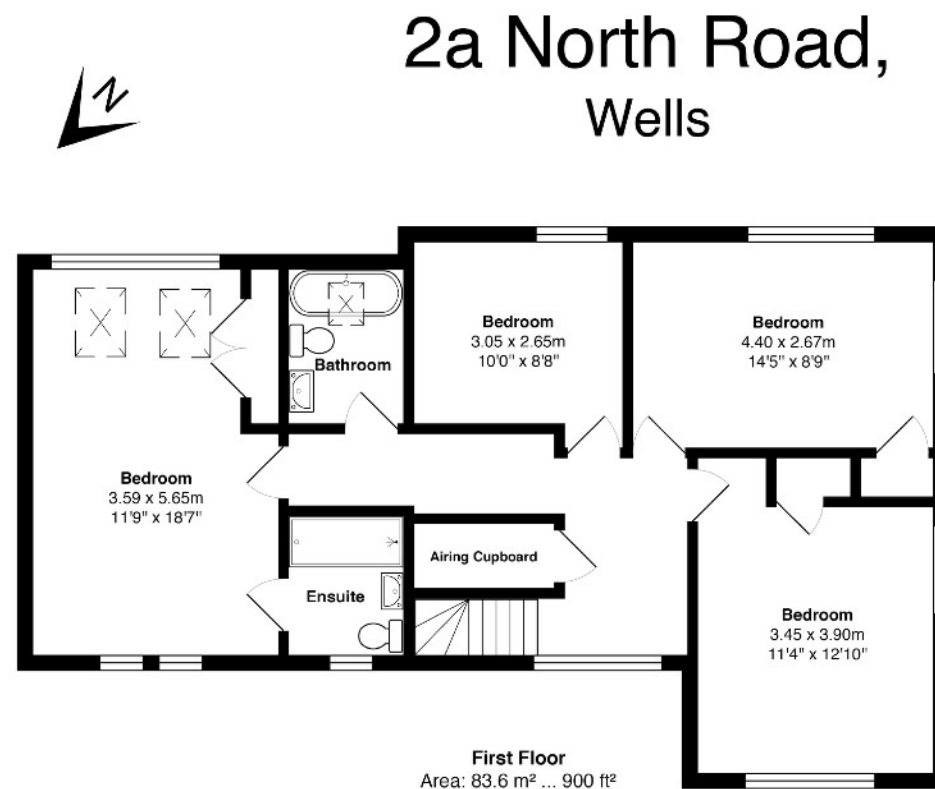
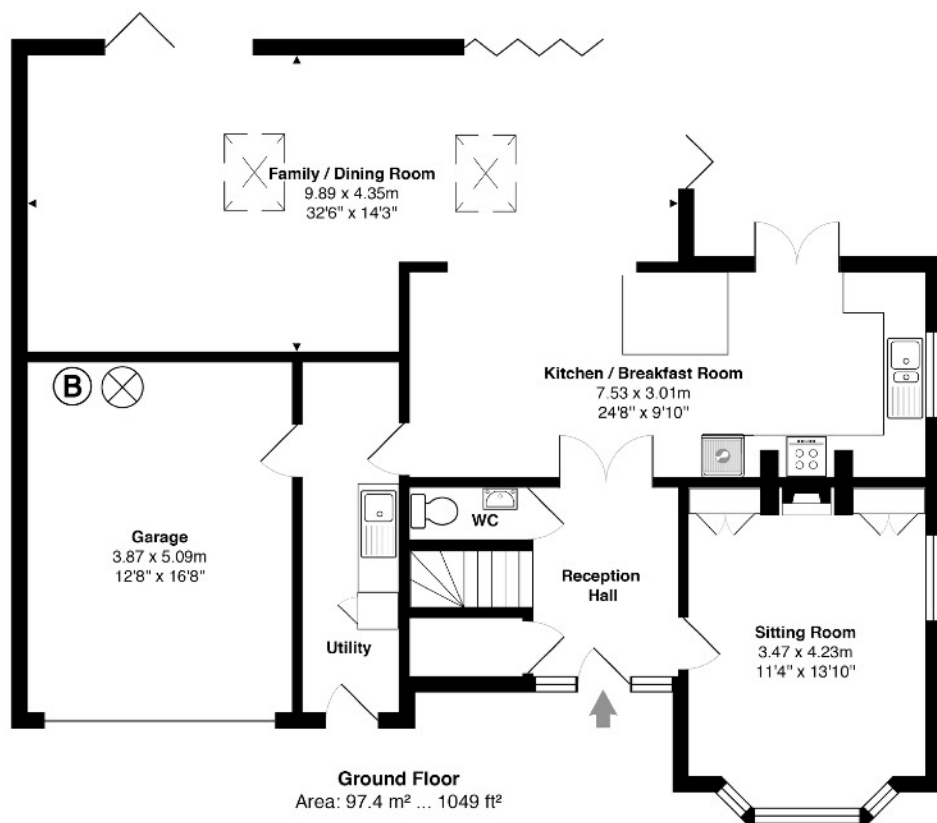


Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
65	79



Approximate gross internal floor area - 181 m<sup>2</sup> / 1,949 ft<sup>2</sup> (excluding Garage)

**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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