





£825,000

To View:

Holland & Odam
55 High Street, Wells, Somerset

BA5 2AE

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wells@hollandandodam.co.uk



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Energy Rating E

Council Tax Band G

Services

Gas Central Heating
Private drainage

Local Authority

Mendip District Council
0300 3038588
mendip.gov.uk

Tenure

Freehold





Directions

From Wells City Centre follow signs for The Horringtons B3139 into St Thomas Street. Continue into Bath Road and turn left up Beryl Lane, just past the turning for North Road. Go up Beryl Lane for 0.3 miles. Just after the left turning for "Little Entry" there is a driveway on the right hand side signed "Sedge Cottage".

<https://what3words.com/arrives.appealing.demoted>



Location

Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c.11 miles) as well as Bristol and Bath. Bristol International Airport is c.15 miles to the north-west. Of particular note is the variety of well-regarded schools in both the state and private sectors in Wells and the surrounding area.



Description

Set in a private and sought after location with arguably some of the best far reaching views Wells has to offer. Coming to the market for the first time in almost fifty years is this four bedroom cottage set in around three quarters of an acre of land. Ready for a new owner to put their own mark on it or just enjoy it as it is. Believed to originally date back to approx' 1840 when it was just two up two down cottage, exposed stone walls are still visible internally. Over the years it has been extended and updated but still has scope for further improvement if desired.

Entering the property via a small porch which leads into a large boot room laid with quarry tiles with a handy cloakroom off to one side. The sitting room is bright and spacious with French doors leading out to the garden and revealing the stunning views over Wells Cathedral, towards Glastonbury Tor and beyond. There is plenty of room for large furniture and in addition there's a feature fireplace which could be opened up. The dining room flows naturally off the sitting room and again is full of natural light with ample room for an 8/10 seating table and chairs. From here, French doors lead into the conservatory which again benefits from incredible views on three sides. A large inner hallway, which could be used as a study area, gives access to a wet room, and the boiler room. Lastly on the ground floor is a good sized double aspect kitchen with a range of wall and base units. There is space for a washing machine, cooker, fridge and tumble dryer. A larder offers further storage along with a large under stairs cupboard. Going upstairs, the principal bedroom is a large double room with stunning views and a feature fireplace. Bedroom one is another spacious room which is double aspect and has fitted wardrobes while bedroom two is also generous in size and has a Westerly aspect. This room also benefits from a useful storage cupboard. The last bedroom is a smaller double / large single which could be used as a home office if desired. The family bathroom comprises bath with shower over, wash handbasin and toilet.

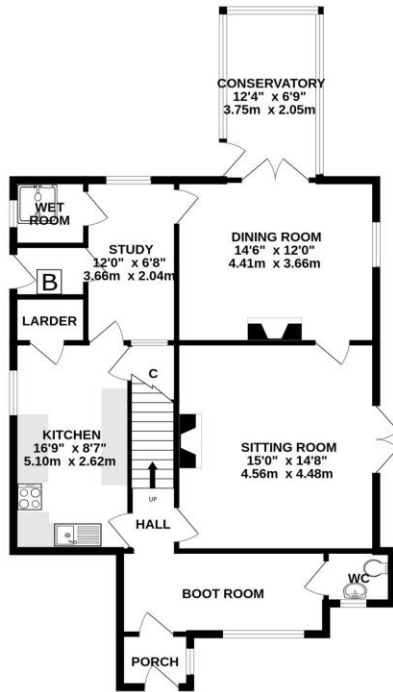


Approaching via a private driveway which leads to a wooden double garage and ample parking for several cars. Steps lead up via a path to the main cottage. The first section of garden in front of the cottage has been carefully terraced and split into sections to be able to grow a variety of plants / herbs and vegetables. Further down there is an orchard with several fruit trees and mature hedging. To the rear of the property is a further area of lawn and a large garden store. A stone wall divides this area from a treble stable block which could offer further opportunity to a new owner. The entire plot is bounded by farmland on three sides and benefits from spectacular views.

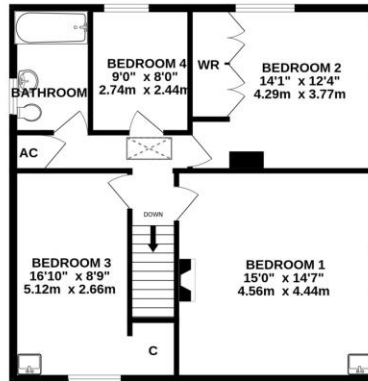
- Stunning views
- Elevated position
- Gardens on all side
- Treble stable block
- Four bedrooms
- Sought after location
- Generous plot of over 0.75 acres
- Double carport



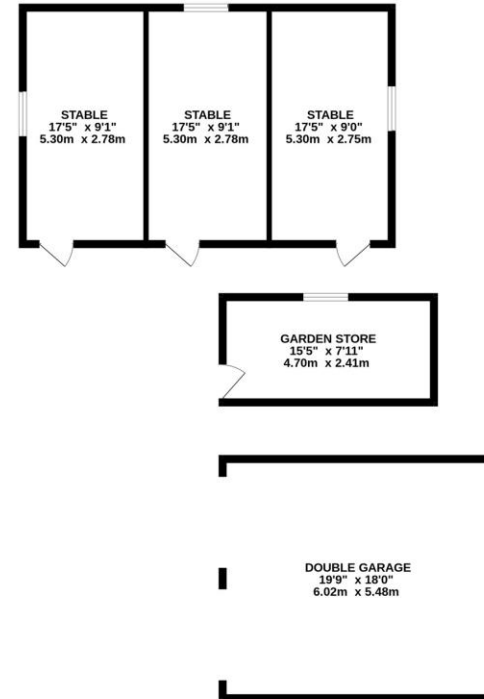
GROUND FLOOR
938 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
723 sq.ft. (67.2 sq.m.) approx.



OUTBUILDINGS
944 sq.ft. (87.7 sq.m.) approx.



TOTAL FLOOR AREA : 2605 sq.ft. (242.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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