





£695,000

**To View:**

Holland & Odam

55 High Street, Wells

Somerset, BA5 2AE

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Energy  
Rating

E

Council Tax Band E



**Services**

Mains electricity and water. Private drainage. Oil central heating system.

**Local Authority**

Somerset Council

03001232224

somerset.gov.uk

**Tenure**

Freehold

## Directions

From Wells take the first exit at the Sherston roundabout onto the East Somerset Way (A371). Pass Morrisons and go straight through the traffic lights. Take the next turning right and follow this road until you reach a T-junction. Turn left and follow this road into the village of North Wootton and at the end of the High Street turn left into Stocks Lane where the property can be found on the right hand side.

What Three Words ref:- [///trickles.spider.troubled](#)

## Description

A detached bungalow set on a riverside with far reaching rural views and enjoying a level, south facing garden within this quiet village well away from main roads. The property has been in the same ownership for the last 47 years and is immaculately maintained. Scope for an annexe/home office.

An open porch opens into an entrance hall with part panelled walls and access to the roof space. Off the hallway are two double bedrooms (both with fitted storage) and the family bathroom with an electric shower over the bath and fitted storage. To the right of the hallway is a large sitting room with a stone fireplace with wood-burning stove inset and patio doors into a good sized conservatory with tiled floor and electric wall heater. There is a blue tinted roof to reduce glare. Doors from the conservatory and the sitting room lead into the dining kitchen. There are extensive wall and base units (with under unit lighting) and a breakfast bar within the room with plenty of space for a large table. Of particular note are the lovely views from the kitchen sink. Off the dining kitchen is an inner lobby with an airing cupboard containing the oil fired boiler, hot water tank and timer controls. Another door leads from the lobby into the master bedroom with fitted storage and an en suite shower room with tiled walls and floor and fitted storage.

## Location

Set in a popular village well away from any main roads and conveniently placed for access to Wells, Shepton Mallet, Glastonbury and Street. The village offers a public house and village church with a village shop available in the next door village of Pilton. 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. In addition there is a theatre and independent cinema. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close (reputed to be the oldest surviving residential street in Europe). Glastonbury is immersed in mystical legend and can offer a more alternative lifestyle for those seeking it. The town centre enjoys a good range of shops, supermarkets, restaurants, cafes, public houses and health centres. 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.



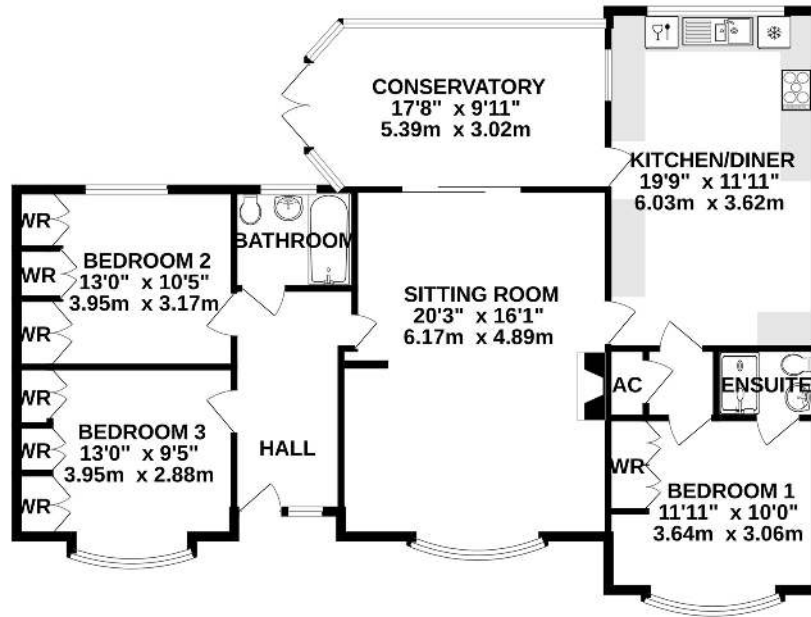


The property sits in c.0.2 acres. To the front there is a tarmac driveway via a double 5 bar gate providing hardstanding and access to a double detached garage. There is a well stocked flower bed with a magnificent copper beech tree. Gated access leads into the rear garden with a side door into the garage which comprises garage/workshop with twin doors, power and light. To the rear is a large utility room with an extensive range of wall and base units, sink and plumbing for washing machine and a door into a double aspect garden room/home office with independent access from the rear garden. This building could provide annexe accommodation (subject to the necessary permission). The garden to the rear is immaculate and enjoys a southerly aspect. Various areas of patio and decking for outside furniture and raised beds to the centre. Two sets of steps lead down to the river which is fast-flowing and well managed. It is worth mentioning that there has been no flooding from the river during the last 47 years of our clients occupation. Two water taps. Outside sensor lighting. Oil storage tank screened by trellis.

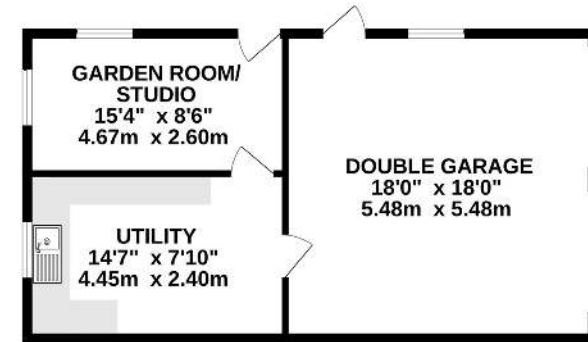
- Detached and extended bungalow in a riverside setting with far-reaching views
- Generous sitting room with wood-burning stove
- Large conservatory with views over the garden
- Dining kitchen with an extensive range of units including a range-style cooker and integrated dishwasher
- Three bedrooms (all with fitted furniture and one with en suite shower room)
- Family bathroom
- Detached double garage with utility room and garden room/office to the rear offering annexe potential (stpp)
- Beautifully maintained garden with steps down to the river and large patio and decking for outdoor furniture



GROUND FLOOR  
1302 sq.ft. (121.0 sq.m.) approx.



OUTBUILDINGS  
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1900 sq.ft. (176.5 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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