





Guide Price £595,000

To View:

Holland & Odam

55 High Street, Wells

Somerset, BA5 2AE

01749 671020

wells@hollandandodam.co.uk



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Energy Rating D

Council Tax Band E



Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Leasehold

Length of Lease 999 years 1/1/1995

Service Charges £2,200 p.a.

Ground Rent £75 p.a.

Directions

From Wells proceed out of the town along the Bath Road. Turn right sign posted East Horrington passing the golf course on the right. Take the next turning left into South Horrington (Gilbert Scott Road). Follow this road across the front of the main building where Gilbert Scott House will be found in the middle of the building.

Description

One of the largest units within the conversion of this Grade II Listed former hospital and created from part of the original reception area to the building. Set over three floors with versatile and generous accommodation this would lend itself to a large family or perhaps a multi-generational scenario.

An impressive porch with entryphone system gives access to a large communal hallway shared with three other properties and having a useful shared, secure storage facility on the first floor suitable for bikes, golf clubs etc. A solid door open into the private entrance hall with wooden floor and stairs to both the first and lower ground floors. The double aspect sitting room is at the front of the property with shuttered windows and a high corniced ceiling. Double doors open into a dining room with another shuttered window and a door leads conveniently though to the well appointed kitchen fitted with a range of wall and base units with granite work surfaces over, double belfast sink (with a view over the grounds from the window in front) and appliances including a Rangemaster dual fuel cooker with gas hob and electric ovens, dishwasher, fridge and extractor hood. Another door leads back to the hallway where you will find a ground floor shower room and a useful cupboard used for the storage of a freezer.

On the lower ground floor there is a cloakroom off the hall with three rooms currently used as a music room with door to the grounds and enjoying a double aspect, an office/occasional bedroom with extensive built-in furniture including a cabin bed and a playroom or bedroom also with a door to the grounds. This floor could be configured perhaps as a self contained annexe.

Location

Situated within a Grade II listed former hospital now forming a village on the outskirts of Wells. To the south of the site there is a cricket pitch with Wells Golf Course beyond. Wells is the smallest Cathedral city in England and offers a wide choice of shops (including Waitrose) and facilities including a particularly good range of schools (both state and private). Bristol and Bath lie c.22 miles to the North and North East respectively.





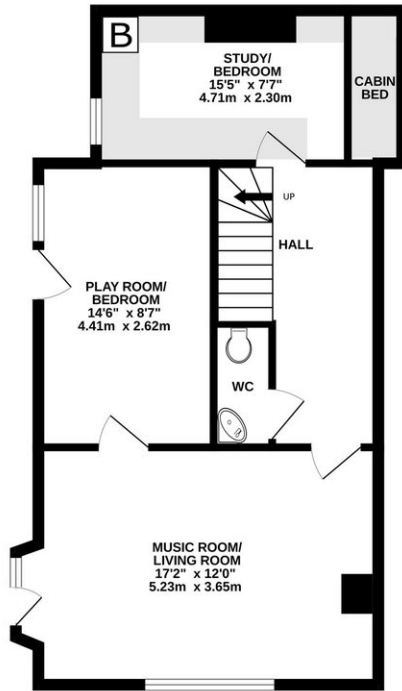
On the first floor landing there are two built-in storage cupboards and three double bedrooms (all with built-in wardrobes) and the master bedroom enjoying a dual aspect with far reaching views and an en suite shower room. There is a family bathroom with corner spa bath and also fitted with space and plumbing for a washing machine as well as an airing cupboard.

Outside there is allocated parking for two cars with ample visitors' parking opposite. Set in well maintained gardens and grounds running to the front of the building which this property has direct access to.

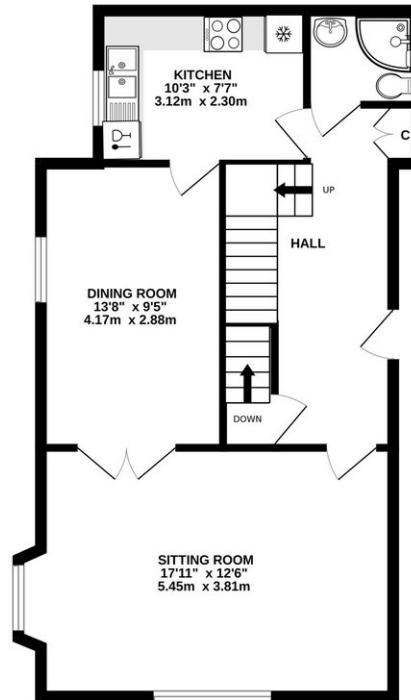
- Formed from the impressive original main entrance to this significant building and set over three floors
- One of the largest, single units on the development
- Direct access to the grounds from the lower ground floor
- Versatile and flexible accommodation on a generous scale with live/work or annexe potential
- Ideal as a "lock up and leave" property
- Wonderful views to the south and west and enjoying a lovely sense of calm
- Set in park-like, maintained grounds with two allocated parking spaces and plenty of visitors parking directly opposite
- Double glazed windows throughout (unusual for this development) with many of the windows also having shutters and gas fired central heating
- Beautifully maintained throughout and upgraded in the last 20 years by the present owner with masses of built-in and fitted storage
- Definitely must be viewed to be fully appreciated



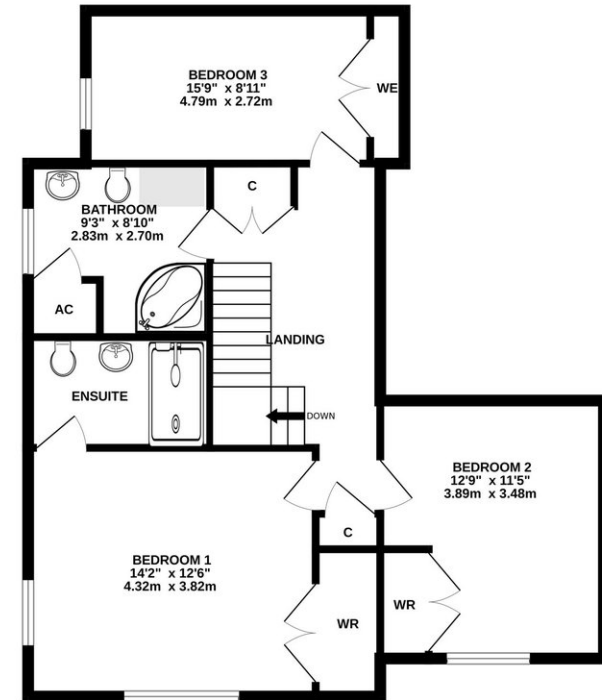
LOWER GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



FIRST FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 1917 sq.ft. (178.1 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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