



£699,950

At a glance...



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**holland
& odam**

Highgate House
Gate Lane
Wells
Somerset
BA5 1UB

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells High Street follow signs towards Glastonbury. At the Sherston roundabout turn left along East Somerset Way and take the first turning right into Rowdens Road. Take the second turning left onto Gate Lane and the property can be found at the far end of the road on the right hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



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.

Insight

A substantial six bedroom house originally dating back to the 1920s set on the very edge of Wells yet still within a level walk of the city centre. Offering flexible accommodation including a self contained ground floor annexe and double garage along with a generous size garden.

- Set on the edge of the city with stunning countryside walks on the doorstep
- Large kitchen/breakfast room and generous double aspect sitting room with woodburning stove
- Spacious triple aspect principle en suite bedroom with built in wardrobes
- A further five bedrooms, one with en suite shower room
- Flexible accommodation throughout including a useful utility room
- Conservatory with French doors leading out onto the decking area
- Self contained one bedroom annexe, ideal for a family member or to potentially rent out
- Ample parking for multiple vehicles
- Rear lawn measures approx 24m (78ft) wide x 16m (52ft) long
- New septic tank fitted in October 2023



