



£345,000

*At a glance...*



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**holland**  
& **odam**

51 St. Thomas Street  
Wells  
Somerset  
BA5 2UY

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)





### Directions

From Wells city centre follow signs for The Horringtons B3139 into St Thomas Street. The property can be found half way up on the left hand side.

### Services

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

### Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

### Tenure

Freehold





## Location

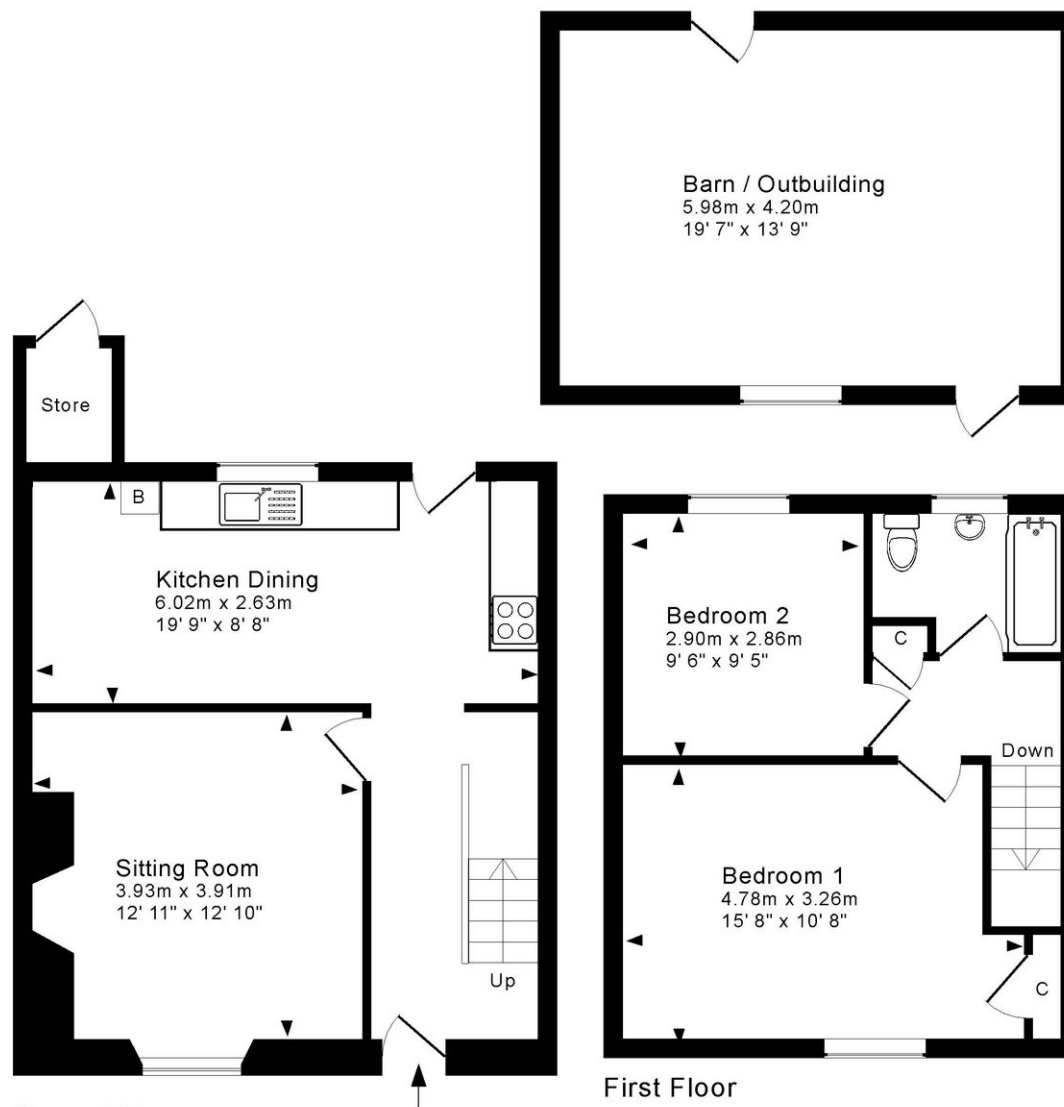
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close (reputed to be the oldest surviving residential street in Europe).

## Insight

A two bedroom character cottage set in the ever popular St Thomas Street. In need of a little updating, it offers huge potential as there is an outside barn which could be converted or incorporated into the main building subject to the necessary consents. Delightful, well maintained rear garden. Offered with No Onward Chain.

- Just a 400m walk to Wells Cathedral
- Spacious barn which is believed to be the original stable block. Ideal for storage or has the potential to be converted into something special STPP
- Good size kitchen / dining room with plenty of worktop space
- Sitting room with open fireplace
- Two double bedrooms and a family bathroom upstairs
- Inner paved courtyard between the house and barn
- Fabulous rear garden being approx' 26m long (85ft) x 6.2m (21ft). Mainly laid to lawn with attractive borders and a patio
- Outside store which was the original toilet
- Set in a conservation area but not a listed property





### Ground Floor

For indicative purposes only.  
Drawing Number : 147-0796

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