





£675,000

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

D

Council Tax Band G



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Wells take the A371 towards Cheddar. In the middle of the village of Easton turn left into The Green. Take the second turning left where Poplar Farm can be found at the end of the road.

Description

An individual detached barn conversion with flexible and generous accommodation of c.2,200 sq ft (205 m sq) with scope for an annexe and the opportunity to have ground floor living if required. Set at the end of a no through road with rural views. Viewing highly recommended. No onward chain.

A large entrance hall is the first indicator of the generous proportions of this property with a central staircase and a cloakroom off. Also off the hall is a double aspect sitting room with a feature fireplace with gas fire inset and enjoying rural views. To the rear is a large dining kitchen with an extensive range of units including a central island and a range of integrated appliances. At the dining end of this room is a vaulted ceiling and doors out onto the garden. Off the kitchen is a utility room with a gas fired boiler supplying central heating and a stable door out to the garden. Across the hallway is a study, dining room (or fifth bedroom) and the master bedroom with a very generous walk-in wardrobe with light and an en suite bathroom.

On the first floor there are two further bedrooms and a family bathroom with separate shower. Accessed from the kitchen diner via the spiral staircase is a further double bedroom with built-in storage and an en suite shower room. This bedroom enjoys particularly good views and has a south-facing balcony from which to admire them.

Location

Easton is a popular village set between Wells and Cheddar. The village has a Church, and a recently installed play area whilst in the next village to the west (Westbury-sub-Mendip) there is a village store, public house and popular primary school. There is a regular bus service between Wells and Cheddar which both enjoy a wide range of shops and facilities. 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). 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.



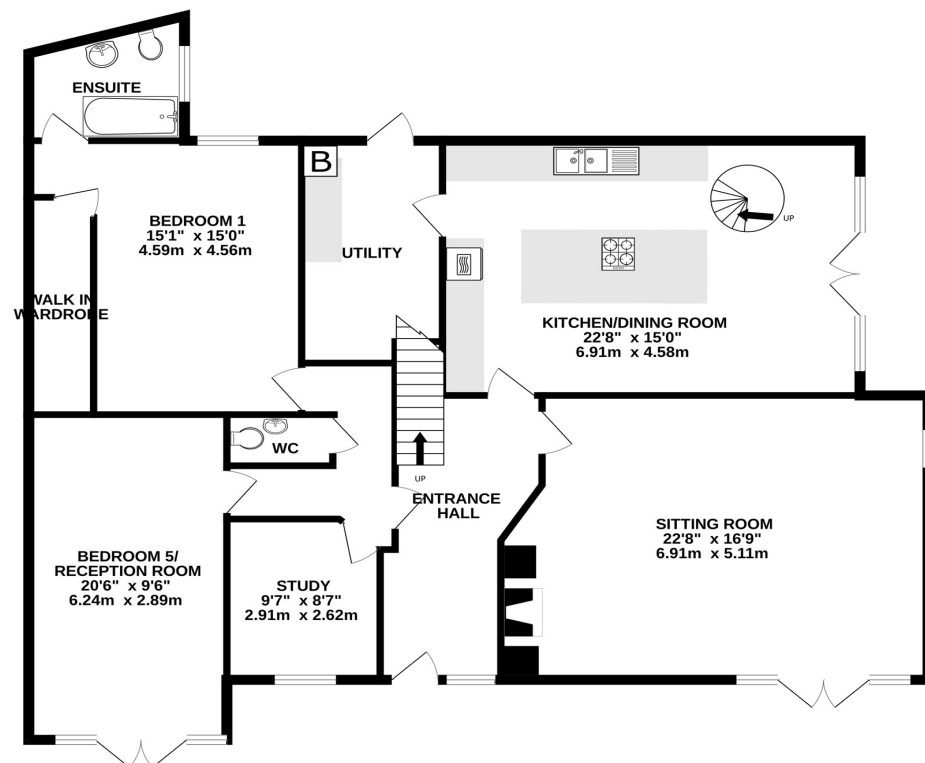


To the front of the property there is a block paver driveway providing parking and leading to a gravelled area. To the east side of the property there is a useful garden shed. A patio area leads off the dining kitchen with a hot tub within a gazebo. The garden lies to the rear and is mainly laid to lawn with a variety of shrubs and fruit trees. Outside lighting and water tap. Lovely open views to the south and east.

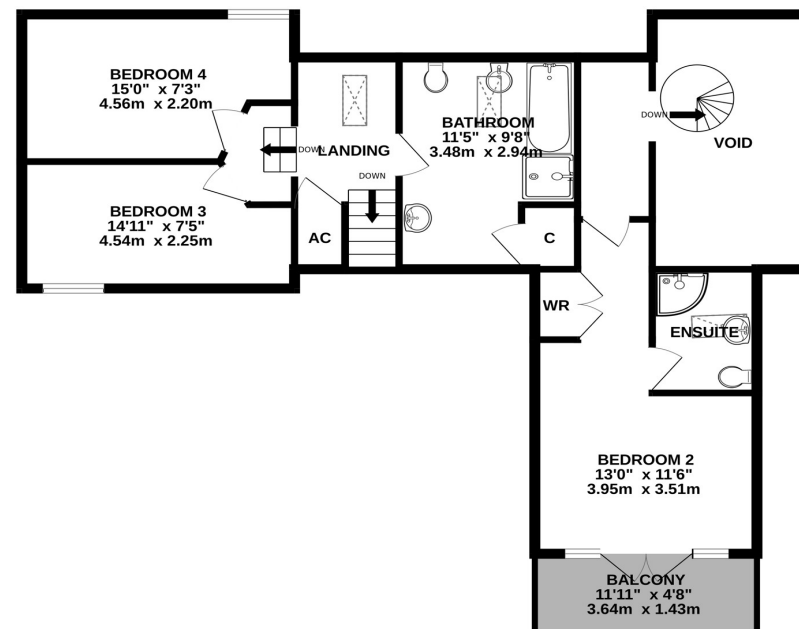
- Individual detached barn conversion with 200 sq metres (2,100sq ft) of accommodation
- Set at the end of a private road
- Double aspect sitting room with fireplace and views over the countryside
- Lovely 22' dining kitchen with part vaulted ceiling and an extensive range of units and island
- Further reception or 5th bedroom
- Master bedroom and en suite on the ground floor
- Three further bedrooms (one with a further en suite and balcony)
- Study



GROUND FLOOR
1561 sq.ft. (145.0 sq.m.) approx.



1ST FLOOR
809 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 2370 sq.ft. (220.2 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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