





£935,000

To View:

Holland & Odam

55 High Street, Wells

Somerset, BA5 2AE

01749 671020

wells@hollandandodam.co.uk



5



4



3

Energy
Rating

C

Council Tax Band F



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Wells High Street continue into Broad Street and turn right into Queen Street bearing left and then turning right into Priest Row. Turn right at the junction onto Chamberlain Street and then right at the mini roundabout, passing Waitrose and turn right at the traffic lights. Take the first left into Milton Lane and the property will be found on the left-hand side. A for sale board is displayed.

Description

Set in one of Wells' most popular residential areas this detached home offers flexible accommodation that could be configured in a variety of different ways. It's certainly large enough for a family and with a self-contained annexe for a dependent relative or income generation. No onward chain.

A solid wooden door opens into an entrance hall with cloakroom, built-in storage and stairs to the first floor. To the left is a triple aspect sitting room with a feature fireplace with multi-fuel stove inset and patio doors onto a terrace. Double doors lead into a dining kitchen with further doors into the garden and a well appointed kitchen area with gas fired Rayburn and further appliances including gas hob, electric oven, dishwasher and under counter fridge. A door leads through to an inner lobby with a secondary staircase and access to a utility room and a useful store room to the rear. The rest of the ground floor comprises a self contained area of large kitchen, triple aspect living room, double bedroom and wet room. This has it's own independent access.

On the first floor there is a principal bedroom suite with extensive built-in storage and en suite shower room as well as two further double bedrooms (both with built-in storage) and served by a family bathroom. There is a further bedroom with study/dressing room and en suite shower room which could create another self-contained annexe if the utility room became an additional kitchen and would also have an independent access.

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. The property is within easy walking distance of Wells Blue School (secondary) and Stoberry Park School (primary) as well as Wells Cathedral School.



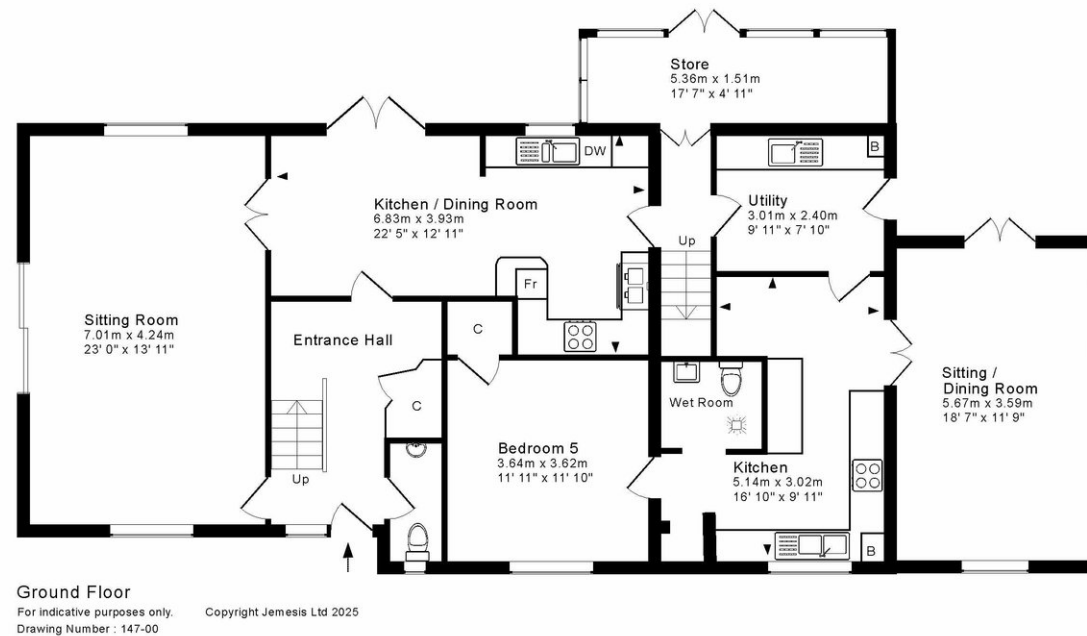
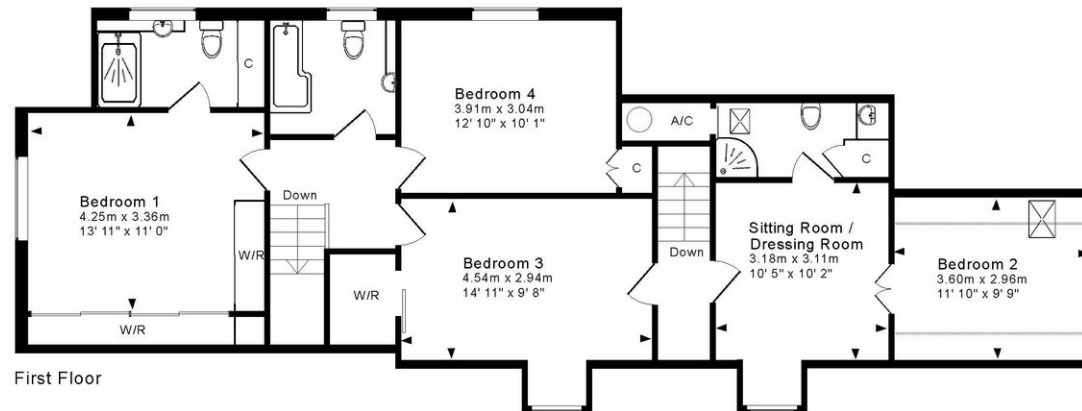


To the front of the property there is a high stone wall creating a good degree of privacy with access onto a block paver driveway with parking for a number of cars. The garden lies to the south and west side of the plot and is mainly laid to lawn. There is a large terrace ideal for outdoor entertaining with a sun awning to provide shelter. There is a further area of courtyard garden to the north side that could be dedicated to the ground floor annexe.



- A perfect family home within easy reach of a number of schools and the city centre
- Versatile and flexible accommodation with the ability to offer ground floor living if required
- Annexe for a dependent relative or for income generation
- Triple aspect sitting room with feature fireplace
- Kitchen diner with gas fired Rayburn and utility room off
- Two staircases giving the opportunity to increase the size of the self-contained annexe (or even create a further self-contained annexe)
- 4 generous bedrooms on the first floor with 2 en suites and a family bathroom
- Plenty of parking to the front for a number of cars
- South-facing garden with a large terrace and summerhouse





Ground Floor
For indicative purposes only. Copyright Jemesis Ltd 2025
Drawing Number : 147-00

RESIDENTIAL LETTINGS : Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01749 671020 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. *

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 : The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION : Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.

