



holland&odam

3 Gilbert Scott House | South Horrington | Wells | BA5 3BJ



£399,950

To View:

Holland & Odam
55 High Street, Wells, Somerset

BA5 2AE

01749 671020
wells@hollandandodam.co.uk



3



2



4

Energy
Rating **N/A**

Council Tax Band
E

Services

All mains services
Gas fired central heating

Local Authority

Mendip District Council
0300 3038588
mendip.gov.uk

Tenure

Leasehold
Lease expires - 2995
Management charges - £1,792 per annum
Ground rent - £75 per annum



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Location

Situated within a Grade II listed former hospital now forming a new village on the outskirts of Wells. To the south of the site there is a tennis court and cricket pitch with Wells Golf Course beyond. 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.



Description

Set in the very centre of this Grade II Listed building we understand this is the largest single unit on the development. In the same ownership since its conversion in 1995 the property offers spacious accommodation over three floors with direct access to the grounds and lovely views. Originally part of the main entrance to the hospital this is a really special property with many original features retained. No onward chain.

An impressive communal hallway (shared with 3 other properties) leads to a private entrance hall with an original stone staircase running to both the lower ground floor and the first floor. To the right is an impressive sitting room with a feature window to the front enjoying views over the cricket ground, golf club and the Woods beyond and french doors onto a terrace and the communal grounds including the original ornamental fish pond (we've been told this is an ideal spot for a gin and tonic on a summers evening!) The ceiling height is 3.5m (11'4) in this room. To the left of the hall is a study or third bedroom with a view of the grounds and fish pond, wash hand basin and built-in double wardrobe. On the lower ground floor there is a generous kitchen diner of the same dimensions as the sitting room above and with a double aspect. The original kitchen from the conversion is still in use and includes a gas hob and electric oven with plumbing for a dishwasher. This is a fantastic space with huge potential. Off the dining area are two smaller interconnecting rooms with barrel vaulted ceilings: One has been used as a gym and the other as a wine cellar/workshop. To the rear of the kitchen is a games room (also with a barrel vaulted ceiling) with pool table that would make a great home cinema with a cloakroom and a utility room beyond. On the first floor (via the original staircase with cast iron and wood bannister) with a window overlooking the grounds and fish pond a generous landing opens into a huge walk-in airing cupboard. Off the landing is a principal bedroom with double aspect and enjoying a dressing area and en suite shower room, a further double bedroom with built-in double wardrobe and a family bathroom. All windows are double glazed. Gas fired central heating and hot water via a newly installed Vaillant boiler (with 10 year guarantee) in the utility room.

Two allocated parking spaces and ample further parking for visitors. There are park-like communal grounds extending to some 2 acres. As the access to the property is from the south side of the building there is a much greater feeling of connection to the grounds.

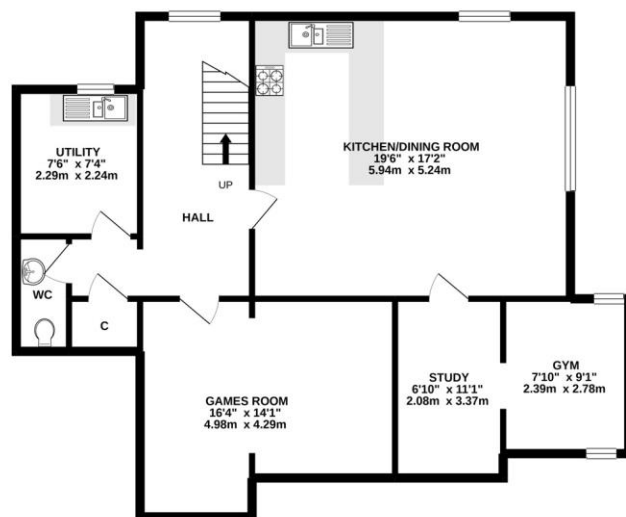


Directions

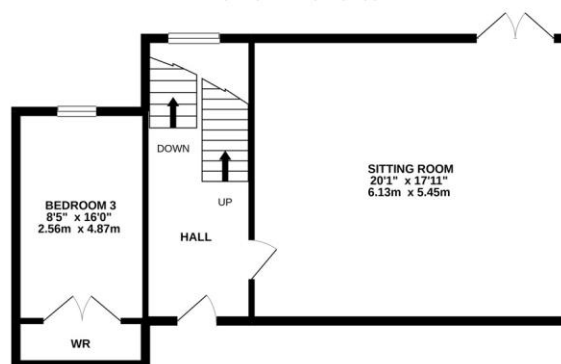
From Wells proceed out of the town along the Bath Road. Turn right at the signpost for East Horrington/Wells Golf Course. Take the next left into Gilbert Scott Road, follow the road up the hill and bear left where Gilbert Scott House can be found on the right hand side.



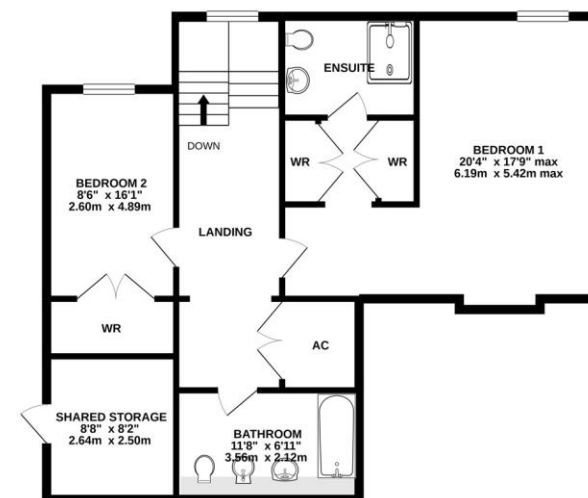
LOWER GROUND FLOOR
988 sq.ft. (91.8 sq.m.) approx.



GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 2466 sq.ft. (229.1 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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