



18 Priors Hill Close

HAYBRIDGE, WELLS, BA5 1GU

Mark Manning
Somerset Prestige Property Expert

 **Prestige
Property
Experts**

18 Priors Hill Close

Haybridge, Wells, BA5 1GU

Set on the outskirts of Wells, moments away from open countryside. This three bedroom family home is only three years old and is offered to market with no onward chain.



*To see video, legal pack and
more information scan QR code*



A home that offers so much more than just a place to live. Set in a peaceful and friendly community, this family home blends contemporary comfort with countryside tranquillity, making it a perfect sanctuary for modern family life.

Property at a glance

3 Bedrooms

2 Bathrooms

2 Reception Rooms

Sociable Kitchen / Diner

Family Friendly Enclosed Garden

Outdoor Gym / Play Area

Driveway Parking For 2 Cars

Single Garage









Whether you're hosting friends, enjoying family mealtimes, or curling up with a good book, this home offers an ideal backdrop for everyday moments and milestone memories. The layout flows intuitively, offering open views into the garden and flexible areas that can evolve as your family does.

The ground floor features a spacious living room with dual-aspect windows and French doors opening directly onto the rear garden – perfect for family life and entertaining.

A contemporary kitchen/diner offers generous space for cooking, dining, and socialising, complete with sleek cabinetry, integrated appliances and views over both the front and rear gardens.

A handy downstairs WC and storage cupboard in the large entrance hall complete the practical ground floor.



Upstairs, the principal bedroom benefits from its own en-suite shower room.

Two further bedrooms – both well-proportioned (one of which is currently being used as a home office) – are served by a stylish family bathroom.





The Seller's View

“Having the outdoor gym and play area has meant the whole family can have fun as well as keeping fit”

“Wide open green spaces on our doorstep has meant that we have had space to walk in countryside surroundings without having to drive anywhere”

“Being walking distance to the centre of Wells has made life super-convenient”

“The kitchen is such a sociable space. Being able to cook while keeping an eye on the children has meant mealtimes are joyful”





Outdoors

The rear garden has been thoughtfully created as a private oasis – fully enclosed and wonderfully family-friendly.

A bespoke outdoor fitness and play area brings joy to children and adults alike, while a peaceful patio provides the perfect spot for a morning coffee or evening glass of wine. There's space to run, swing, lounge, and grow – it's everything a garden should be.

There's also ample parking, with a private driveway for two vehicles and a detached garage ideal for storage or a workshop space.









Directions

Heading out of Wells along Portway (A371) the road forks left towards Wookey (B3139). Bear right and take the next right turn on to Ebbor Gorge Road. Turn right at the T junction, continuing on Ebbor Gorge Road, then left at the next T junction. Priors Hill Close is the second left turn, and number 18 is on the right.

Postcode - BA5 1GU

What3Words -

///preparing.awards.combining

Services

Mains drainage, water, electricity and gas heating are all connected.

Tenure - Freehold

Local Authority & Tax Band

Somerset Council
Tax Band - D

Viewing arrangement strictly by appointment only with sole agent Mark Manning
01749 372377 / 07967 565220
mark@prestigepropertyexperts.co.uk

Amenities / Distances

Stoberry Primary School 1.8 miles

Blue School 1.2 miles

Railway Station (Castle Cary) 13 miles

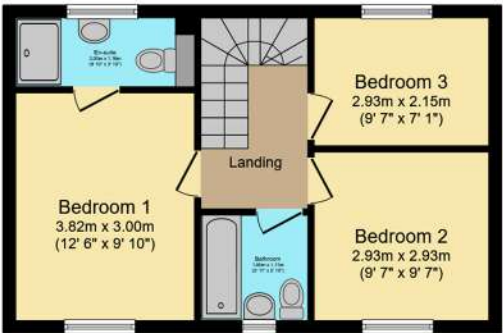
Motorway links (M5) 15 miles

Airport (Bristol) 18 miles

Hospital (West Mendip) 5.3 miles



Ground Floor
Floor area 40.2 sq.m. (433 sq.ft.)



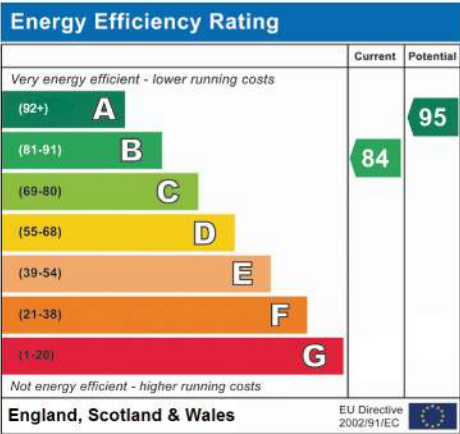
First Floor
Floor area 40.3 sq.m. (434 sq.ft.)



Garage
Floor area 19.7 sq.m. (212 sq.ft.)

Total floor area: 100.2 sq.m. (1,079 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).





About The Area

Wells

Wells is home to the impressive Wells Cathedral, a masterpiece of medieval architecture. Dating back to the 12th century, and the reason that Wells is a city. Vicar's Close, adjacent to Wells Cathedral, is a remarkably preserved medieval street dating back to the 14th century, and is the oldest residential street in Europe.

Bustling markets take place on Wednesdays and Saturdays, surrounded by boutique shops, cafes and restaurants.

Situated at the foot of the Mendip Hills, an Area of Outstanding Natural Beauty, Wells offers families ample opportunities for outdoor adventures.

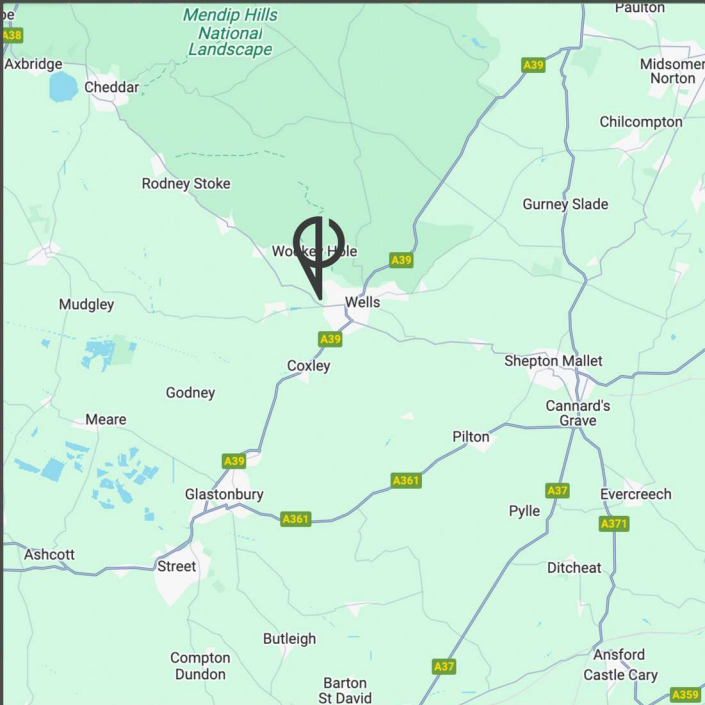
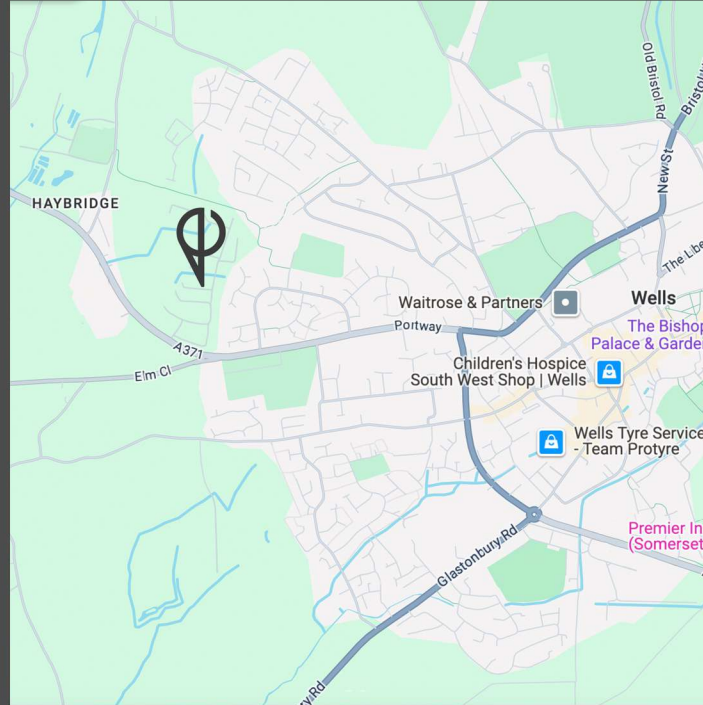
Wells hosts various festivals and events throughout the year, including food, comedy, theatre, and literary festivals, fostering a vibrant community spirit

Somerset

A mesmerising county nestled in the scenic south west of England.

Famed for attractions like Glastonbury Tor, Wells Cathedral, Cheddar Gorge & Caves, The Levels and of course, The Mendip Hills Area of Outstanding Natural Beauty. Somerset is a rural area, with plenty of farming and is well known for the production of cheese and cider.





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"We first met Mark and he was very knowledgeable, easy to get on with. We signed up, and photo and video shoots booked quickly. Very informative and wow, just wow, I wanted to buy my own house! It did not stop there. Bookings for the open house came in before even going on Rightmove! 2 offers from the open house and we sold. Mark was on hand and responded to me very quickly I would highly recommend Mark"



 Property
Redress



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