



**The Spire House, Moffats Drive, South Horrington Village,
Wells, BA5 3LA**

welcome to

The Spire House, Moffats Drive, South Horrington Village, Wells

The Spire House forms part of a distinguished Grade II listed chapel designed by Sir Gilbert Scott a remarkable home arranged over seven floors, including the chapel's original spire striking architectural features, generous accommodation, far-reaching views and allocated parking.





Total floor area 301.7 m² (3,248 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance

Lounge

16' 3" x 24' 1" (4.95m x 7.34m)

Cloakroom

Second Floor Landing

Main Bedroom

9' x 22' 10" (2.74m x 6.96m)

En Suite

Bedroom Two

10' 3" x 22' 10" (3.12m x 6.96m)

En Suite

Third Floor Landing

Utility Room

Cloakroom

Fourth Floor

Bedroom Three

12' 3" x 6' 9" (3.73m x 2.06m)

En Suite

Fifth Floor Landing

Kitchen Dining Room

Irregular Shaped Room 16' 5" x 16' 5" (5.00m x 5.00m)

Sixth Floor

Bedroom Four

Irregular Shaped Room 16' 5" x 16' 5" (5.00m x 5.00m)

Top Floor

Office / Library

Irregular Shaped Room 16' 5" x 16' 5" (5.00m x 5.00m)

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The Spire House, Moffats Drive, South Horrington Village, Wells

- Striking Home Forming Part of a Grade II Listed Former Chapel
- Accommodation Arranged Across Seven Floors - Lift & Stairs Access
- Incorporates Original Three-Storey Spire Providing Unique Interiors
- Ground-Floor Hall with Soaring Panelled Ceiling & Exposed Stone Arches
- Four Bedrooms, Three with En Suites
- Kitchen Positioned within the Spire with Far-Reaching Views
- Use of Communal Outside Spaces & Two Allocated Parking Spaces
- Offered with No Onward Chain

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: F Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL106325



Property Ref:
WEL106325 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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