

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



MELROSE, 9 ALLENS LANE, WELLS, SOMERSET, BA5 3NQ



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9 ALLENS LANE, WELLS, SOMERSET, BA5 3NQ**

A spacious, stylish and very appealing 5 bedroom, double fronted, detached Victorian house set in gardens down a private lane, within easy reach of all facilities in Wells. In addition, there is parking for 4 vehicles plus a large garage.

The accommodation consists of an entrance hall, a snug/study, kitchen/dining room/living room, sitting room, utility and ground floor shower room and two bedrooms. Upstairs, a further three bedrooms and a family bathroom.

Outside there is a large private garden, a couple of outbuildings, large garage, and parking for several cars on a private drive.

Offers in Excess of £950,000

Location

The house is situated on the east side of Allens Lane, a quiet, private, no through road which leads south off Bath Road. It is enclosed behind stone walls, in a substantial plot of nearly 1/2 an acre. This creates a sense of great privacy and seclusion and yet all facilities in Wells are still within easy reach. In the immediate vicinity there are excellent walks through Tor Woods and Cathedral Fields, a Budgens within 500mts and a day nursery even closer.

Description

This is a handsome property of stone construction with red brick details, set discreetly behind stone walls. It has been extended over the years, and the accommodation has been opened-up to create a free-flowing dining/living room/kitchen flooded by natural light from roof lights and south-facing, sunroom-style windows. The bright and sunny interior is complemented by attractive oak flooring, authentic features and classic understated design. The remaining accommodation is spacious, versatile, and appealing. Outside a large terrace offers a sheltered and attractive place to sit. The rest of the garden is laid to lawn with mature trees, and shrubs and there is a generous gated driveway and garage (approx. 26ft long).





Accommodation

An elegant porch with redbrick pillars provides an imposing entrance. The front door opens to a central, quarry tiled hall. Here there is a useful under stairs cupboard and to the right is the snug/study, which has an attractive wood burning stove, painted panelling, recessed shelves and a window to the front of the house, overlooking the front garden. To the left of the hall, a large, bright dining room, flows seamlessly to the kitchen and sitting room. Creating an uplifting and contemporary open plan, living area. A window to the front allows in plenty of light and in addition, in the kitchen are two roof lights and south facing glazed French doors to the sheltered terrace. The sitting room has striking east and south facing windows and a large sliding glazed door to the garden.

The kitchen is sleek and stylish with a pale granite effect Corian worktops and upstands, stainless steel sink, integrated dishwasher, five ring gas hob, 2 electric ovens and an extractor. Antique pine shelving has been used to provide attractive and unique wall storage. A central island with an oak worktop creates a super focal point and sociable seating area. Beyond this, a stunning, sliding barn door reveals the equally sleek and stylish utility room with matching, full height units offering extensive storage, including larder cupboards and space for a full-size fridge and separate freezer. To the right there are further cupboards, with a wooden work surface with a double Belfast sink, bespoke shelving above and space for a washing machine and tumble dryer.

A door leads through to the annex where a tiled hallway provides access to a shower room and 2 large bedrooms which overlook the garden. An exterior door opens from the hall to the terrace.

Upstairs there are three further bedrooms and a family bathroom. One of the bedrooms has a fabulous view of the cathedral, and the principal bedroom has fitted wardrobes, attractive fitted drawers and views of Tor Woods. Continuing the theme of blending modern comforts with classic, timeless quality the bathroom is a spa-like oasis with rustic pine floorboards juxtaposed with a contemporary free-standing bath and stylish modern fixtures and fittings.





Outside

The house is approached through an attractive stone arch with a wooden garden gate. Inside the walled garden there are a variety of mature shrubs, climbers and trees including a fabulous ancient mulberry tree and an apple.

Floral borders provide interest close to the house beyond this is a large expanse of lawn, which wraps around the annex to the rear. Here there are a couple of useful outbuildings, and a timber shed is located to the south. An attractive honeysuckle-covered walkway leads to a second gate which access is the drive area and the garage.

Nestled in the area between the living room and the annex is a large terrace which provides a perfect sunny and sheltered spot for seating and alfresco dining.

Two large, ornate wrought iron gates open from the lane to the driveway. There is plenty of parking for at least four cars and there is a large garage with a manual up and over door, electricity and three windows.

Tenure and other points

Freehold. Not listed. Mains gas (combi boiler), drainage, water and electricity. Mainly double glazed. Council Tax Band E. EPC Rating D.

It is worth noting that the property had all new tiles and felt to the main roof last year.

Directions

Follow St Thomas Street northeast out of Wells. This becomes Bath Road after the petrol station. Keep an eye out for a small, private lane on your right approx. 400mts after the petrol station. Take this and the house will be found approx. 100mts on your left.

About the area

Wells is the smallest city in England (population about 11,000) lying in beautiful countryside between the Somerset Levels and the Mendip Hills – an Area of Outstanding Natural Beauty. Wells medieval centre has local markets twice a week, good restaurants, a thriving high street and many important ancient buildings, including the Cathedral and moated Bishops Palace and gardens. There are four major supermarkets on the edge of the city. Wells Leisure Centre has the usual facilities of gym and swimming pool to add to Wells Rugby Club, Tennis club, Bowling club and Golf course. Throughout the year Wells hosts festivals for Music, Literature, Art and Food, and has twinned links with Burgundy, the Rhineland and Northern Italy. There are many societies and clubs for those who would like to join a diverse social community.

The major towns of the area, Bristol, Bath, Taunton and Yeovil are all within commuting distance. There are excellent state & independent schools in the area which include several good primary schools, Wells Blue School, Strode College, Wells Cathedral School, Downside, All Hallows and Millfield.

Wells is a transport hub for bus services, including daily services to London. Main line trains run from Castle Cary and Bristol International Airport is 35 minutes' drive away.





**Melrose,
9 Allens Lane,
Wells**



Approximate total floor area including - 270 m² / 2,913 ft²



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VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

