

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



HILLDENE, YARLEY HILL, YARLEY, WELLS, SOMERSET , BA5 1PA

HILLDENE YARLEY HILL, WELLS, SOMERSET, BA5 1PA

An attractive single storey cottage with a large garden. The house and the garden offer a great opportunity for further development, if required, subject to PP.

Hilldene has an entrance porch, hallway, sitting room, kitchen, conservatory, 2 bedrooms and a family bathroom. It is worth noting that the attic space is large and high.

Outside there is an enclosed lawned area to the front and a larger lawn and sunken, paved terrace to the rear with a garage and shed. Beyond this there is an additional lawn area which stretches to the east boundary.

Offers in Excess of £375,000

Location

Yarley Hill is a charming rural lane that leaves the main Wells Road and heads south. The house is located in an elevated position, just over 100mts up the hill and it enjoys peace and tranquillity with delightful, rural views.

Situated between the vibrant and historic Cathedral City of Wells and the popular village of Wedmore, Yarley and the other villages and hamlets close by have an energetic and varied selection of classes, events and activities, many of which draw people from far and wide. The extremely popular Sheppey in Godney is only a couple of miles to the south and all other facilities including a cinema, various supermarkets, schools and restaurants can be found 3milles east in Wells. Yarley is surrounded by open countryside which is traversed by footpaths and droves.

Description

The cottage is thought to originally have been an agricultural building and in parts it has surprisingly thick walls. It has been extended to create a 2 bedroom home. At the front the garden retains an attractive, traditional stone wall to the boundary. To the rear there are outbuildings and further gardens. In all the house sits on a plot of almost 0.3 of an acre.

Accommodation

The front door opens to a porch which has space for coats and boots. An internal half glazed door opens to the central hallway which leads to the other rooms in the house. On the left there's a spacious, double aspect sitting room with charming views to the front and views of the garden to the back.

The kitchen has fitted units and a sink and space for a fridge/freezer and cooker. The oil boiler is currently located in the kitchen. Beyond the kitchen there is an east facing conservatory which will enjoy the morning sun. The 2 bedrooms both have super views to the west and there is a good-sized family bathroom with an airing cupboard.



A loft hatch in the hallway opens to a large loft space with plenty of head height, there is a sliding ladder and light to enable inspection.

Outside there are attractive, walled lawns to the front with two wrought iron garden gates, one to the front and one to the side. The driveway on the south side of the house leads to the back of the property. There is space to park beside a block-built garage and shed and an additional shed, thought to be the old dairy. The sheltered, paved, sunken terrace wraps around the back of the house, this is surrounded by lawns and a low wall. Beyond the drive there is a large additional level lawned area with fruit trees.

Directions

From Wells follow the B3139 towards Wedmore. After approx. 2miles take Yarley Hill on your left. Follow the lane up and Hilldene is approx. 100mts on the left. Turn into the drive to the right of the house and park at the back.

What3Words ///fence.pedicure.brick

Tenure and other points

Freehold. Not listed. Mains electricity and water, oil fired central heating. Council Tax Band C. EPC Rating E.

About the area

Yarley is a small village lying between the Cathedral City of Wells and the historic village of Wedmore. It shares many community activities with the other small villages nearby. Some have playgrounds, churches and village halls with regular events including a film club and community café as well as the annual flower show and pantomime.

The Saxon village of Wedmore is a delightful and extremely active centre and in many ways is an archetype of an English village. There are historic buildings including the medieval church next to an old coaching inn, a general store/newsagent, post office, butchers, chemist, various other interesting shops, plus pubs, restaurants and tea rooms. There is a wide range of cultural and sporting activities including football and cricket clubs, tennis, bowls, golf, opera.

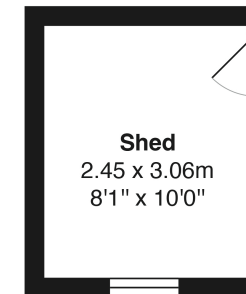
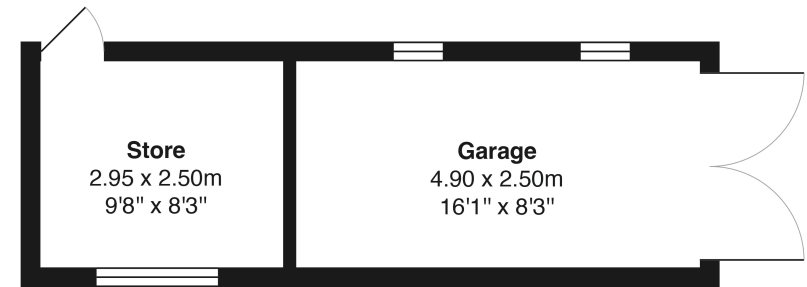
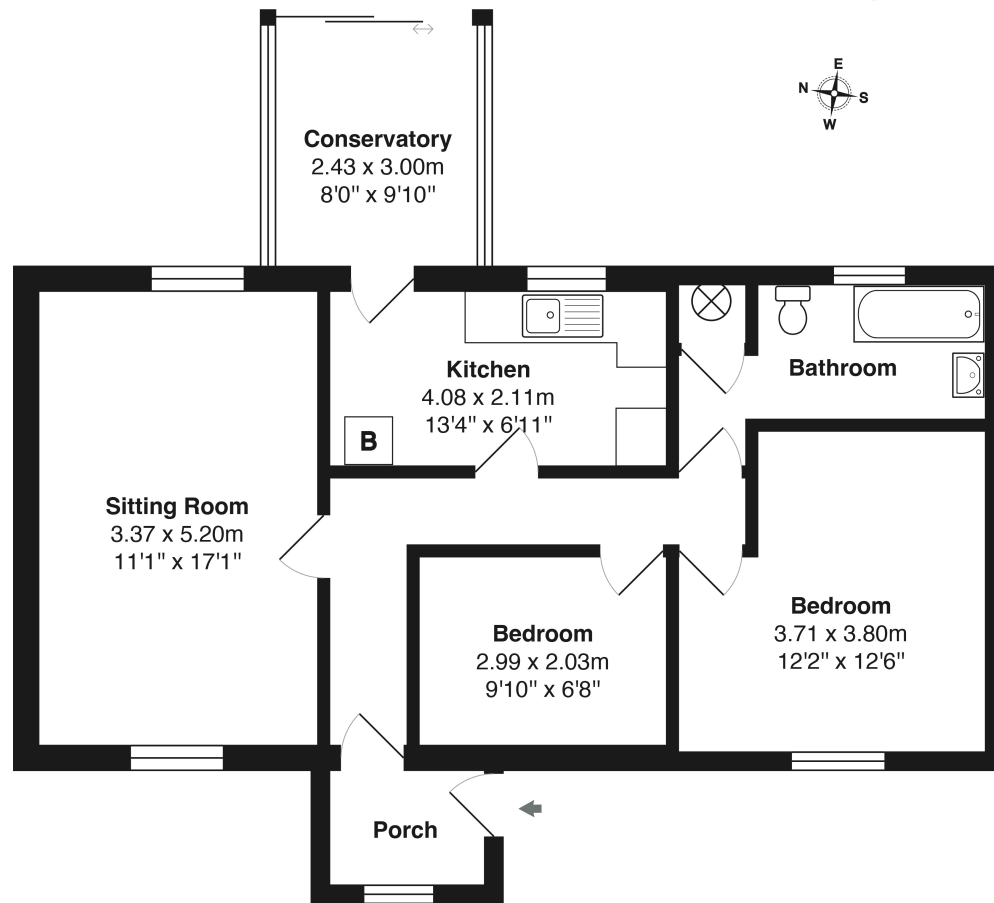
Wells is the smallest city in England (population about 11,000) lying in beautiful countryside between the Somerset Levels and the Mendip Hills – an Area of Outstanding Natural Beauty. Wells medieval centre has local markets twice a week, good restaurants, a thriving high street and many important ancient 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.



Hilldene,
Yarley



Approximate gross internal floor area of main building - 74.9 m² / 806 ft²

IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

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

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