

RODERICK THOMAS

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25 CHAMBERLAIN STREET, CATHEDRAL CITY OF WELLS, SOMERSET BA5 2PQ



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CATHEDRAL CITY OF WELLS, SOMERSET BA5 2PQ**

A fine Victorian townhouse in one of the best residential areas of Wells, being within a short walk of the High Street and Cathedral.

The house includes a hall, cloakroom, a charming drawing room, an equally pleasing sitting room, garden room, dining room, kitchen, cellars, 5 bedrooms, loo, 2 bathrooms and an attic store.

All with gas central heating.

There's a small front courtyard, a delightful, well landscaped garden and a parking area within a rear courtyard with gated access.

Guide Price £900,000

Location

Chamberlain Street is a popular residential road which mainly includes period properties reflecting the character of England's smallest and very beautiful Cathedral City with its population of about 12,500.

Wells has a medieval Market Place, a good range of shops and a wide variety of amenities plus social and sporting associations and clubs. Practically all are within walking distance of Chamberlain Street. Indeed, the bells of both Wells Cathedral and St Cuthbert's Church are within ear-shot when either standing in Chamberlain Street or in the gardens.

This house is part of a Victorian terrace of 4 houses called The Limes, probably reflecting a lime tree lined street. No.1 is still engraved the entrance to the house.

Description

No.25 is a handsome 5 storey Victorian house with stone elevations under a tiled roof and having Bath stone bay windows and similar stone door and window surrounds. Whilst not being listed the house retains many typical period details, not least the room sizes and proportions. Other details include tiled and flagstone floors, marble and other fireplaces, coving, picture and dado rails, sash windows and good quality skirtings, architraves and panelled doors.

The property has a neat forecourt with railings. The front door opens to an outer hall with space and hooks for coats and a door to the main hall. This has patterned floor tiling, the staircase and a door into the drawing room. This has a large bay window, an alcove with display shelving and cupboards and a fireplace with a gas fire in a cast iron insert with a marble surround.





Double doors open into the sitting room which also has a fireplace with a cast iron insert with original tiling. It also has a gently domed ceiling, French doors to the garden room and a door back to the hall.

The inner hall has a door to the cellars, a cloakroom with basin and loo. There's also a door to the garden room which has a tiled floor and double doors to the garden.

The dining room is the third reception room and has a fireplace and a doorway through into the kitchen.

This has a double aspect and a lantern light which makes it a bright and cheery room. There are fitted unit, worksurfaces, a double sink unit, tiled splashbacks and a Rangemaster range cooker with an extractor hood. A stable door opens to the garden.

The Cellars.

These are a great asset and there are 3 rooms, one is a china pantry, one a store and the other is used as a laundry & utility room having space and plumbing for a washing machine and a dryer.

First floor

The staircase leads to a landing with a linen cupboard and beyond is a bedroom overlooking the garden and having an adjacent loo with basin. A landing continues to the front of the house and a large bedroom with a bay window and an adjacent bathroom with both a bath and shower.

Second Floor

On this floor are a double and a single bedroom, which is currently used as an office. Between the two is a bathroom.

Also on this floor is an attic room which contains the boiler and cylinder. It has a window and could be used as a study, playroom or store.

Third floor

This includes a large bedroom with plenty of storage cupboards.

Gardens, garage & parking

The garden room and the kitchen have doors to the south facing walled garden. This has both paved and gravelled terraces and shrubs and trees including holly and magnolia. A timber pergola with wisteria and ivy screens a gravelled parking area with double gates to Union Street car park and road access. The property has a legal right of way to this access. It also has a pedestrian right of way through a side gate.





Tenure & other points

Freehold. It is not listed. It is within a Conservation area.

EPC rating 43 Band (E). Council Tax Band D. Mains services. Gas central heating.

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.

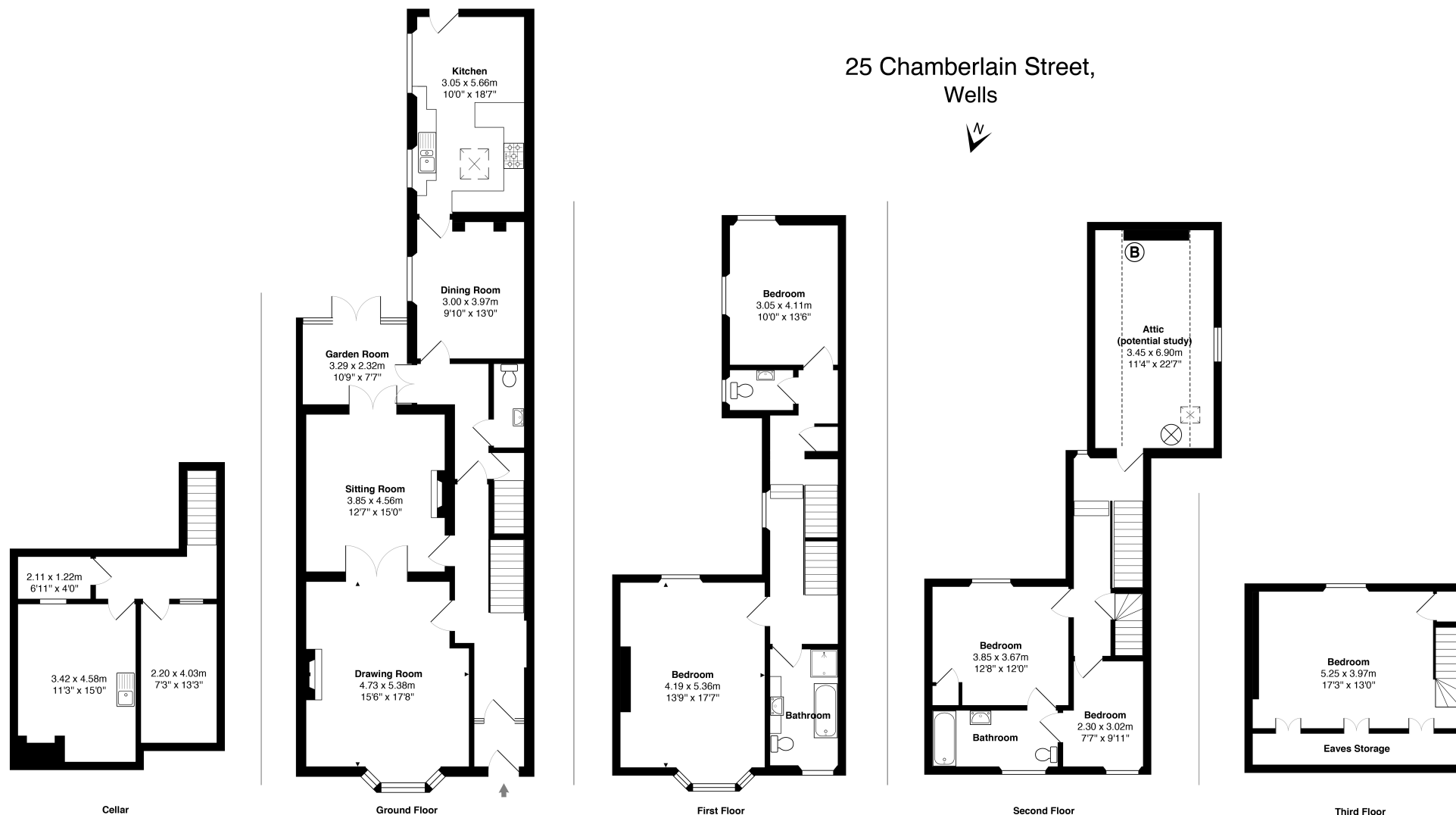
Throughout the year Wells hosts festivals for Music, Literature, Art and Food, and has twinned links with Burgundy, the Rhineland and Northern Italy. There are many societies and clubs for those who would like to join a diverse social community.

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.



25 Chamberlain Street,
Wells



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

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