

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



TUDOR COTTAGE, 5 ST. THOMAS STREET, WELLS, SOMERSET, BA5 2UU



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Central Wells, 4 bedroom, 3 bathroom, mews house with 14th Century origins, modern comforts, a private, enclosed courtyard garden, and parking for at least two vehicles.

The house offers an entrance hall, dining room, kitchen, breakfast room, cloakroom sitting room, four bedrooms, two ensuites and a family bathroom.

Outside there is an enclosed walled courtyard for parking and alfresco dining and a rear courtyard with covered walkway to St. Thomas Street.

Guide price £850,000

Location

St. Thomas Street is one of the oldest streets in Wells with many period houses dating back to medieval times and probably earlier. It runs east of the Cathedral, which is within easy walking distance, as are many of the amenities of Wells, including senior and junior schools. Close by are Tor Woods and the Cathedral fields with beautiful walks that link into a huge number of footpaths, most of which are well away from roads.

Description

Thought to have at least 14th Century origins, this charming house has been extended to create an attractive mews type property with a delightful, enclosed front cobbled courtyard.

Many period features have been retained, and due to high ceilings and plenty of natural light, the house has a contemporary, vaguely nautical feel. A huge, central, arched window, and French doors illuminate the staircase and gallery landing above, flooding the property with natural light. The rest of the accommodation has been updated and insulated to create a practical and enchanting home in a fabulous, historic location a short, level walk to the Cathedral and Market Square.





Accommodation

A magnificent, arched, glazed window has inset French doors which open to an oak floored entrance hall. Steps descend to the dining room which is an attractive dual aspect room with elegant, natural stone floor tiles and painted timber, bespoke, recess, crockery cupboards. A door leads through to the kitchen/breakfast room, which is again a dual aspect room, with a large bay window, with oak window seat to the south.

The kitchen has been recently fitted with dove grey units and an extremely attractive Appollo quartz worksurface. The natural stone tiles continue into the kitchen giving a sense of continuity between the dining room and kitchen and neutral tones are a theme. There are integrated appliances which include eyelevel double ovens (and grill), induction hob, extractor, fridge/freezer and dishwasher. The kitchen has been designed to accommodate a table and chairs and it is a very welcoming space with a fireplace which currently has an electric, 'wood burning' stove for cosiness in the winter months.

In the dining room an exterior door leads out to the rear courtyard and passageway to St. Thomas Street. Beside this door there is a cloakroom. Double interior, timber doors open to the sitting room which is again, dual aspect. Engineered oak floors have been installed along with a Douling Stone fire surround, oak mantle and Lakeland green slate hearth with new Jetmaster fire to create an elegant focal point. Bespoke, painted, timber cupboards and shelving on either side of the chimney breast provide storage and space for displaying precious belongs.

The stairs rise in the light filled, central stair well to a galleried landing, again with bespoke, painted timber shelving as a feature at the top. To the right is an elegant and spacious principal bedroom with ensuite shower room and built in cupboard. In addition, there is a walk-in wardrobe/airing cupboard/utility room which houses the washing machine and boiler. There are 3 additional bedrooms, one with an ensuite shower room and there is a family bathroom.

Outside

Double timber gates open in a high stone wall, to a cobbled courtyard area for parking cars. A paved terrace adjoins this with floral borders where, flower, shrubs, hedging, a fig, vine, roses, honeysuckle, jasmine and much more, jostle for position in this magical suntrap. Steps rise to a gravelled terrace with railings, a path leads to the end of the property where there is a garden shed. To the south of the parking area there is a tiled, lean-to shelter/wood store and separate bike store. The whole courtyard can be utilised, if required, for parking several vehicles.





To the rear there is an additional enclosed courtyard with 3 Trompe l'œil of rural Italianate landscapes. A covered walkway leads from here to the 12th century arched doorway to St. Thomas Street.

Tenure and other Points

Freehold. Grade 11* listed. Mains electricity, gas, drainage and water. Council Tax Band F. EPC N/A.

Directions.

From our office continue along Priory Road and at the junction turn right. Continue to the traffic lights, straight through, continue (pass petrol station) to a mini roundabout, turn left, continue past Waitrose, turn right at the lights. Continue to next lights, turn right, at the mini roundabout turn, left into The Liberty. Turn left by the Fountain Inn, then turn left into the next drive/lane and pull in through the timber gates on the left.

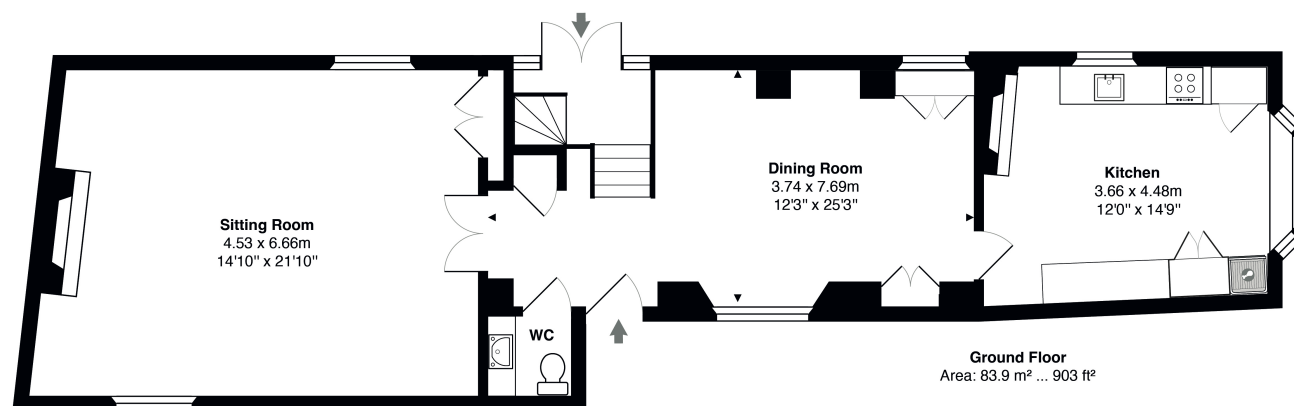
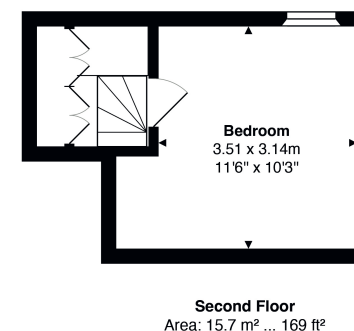
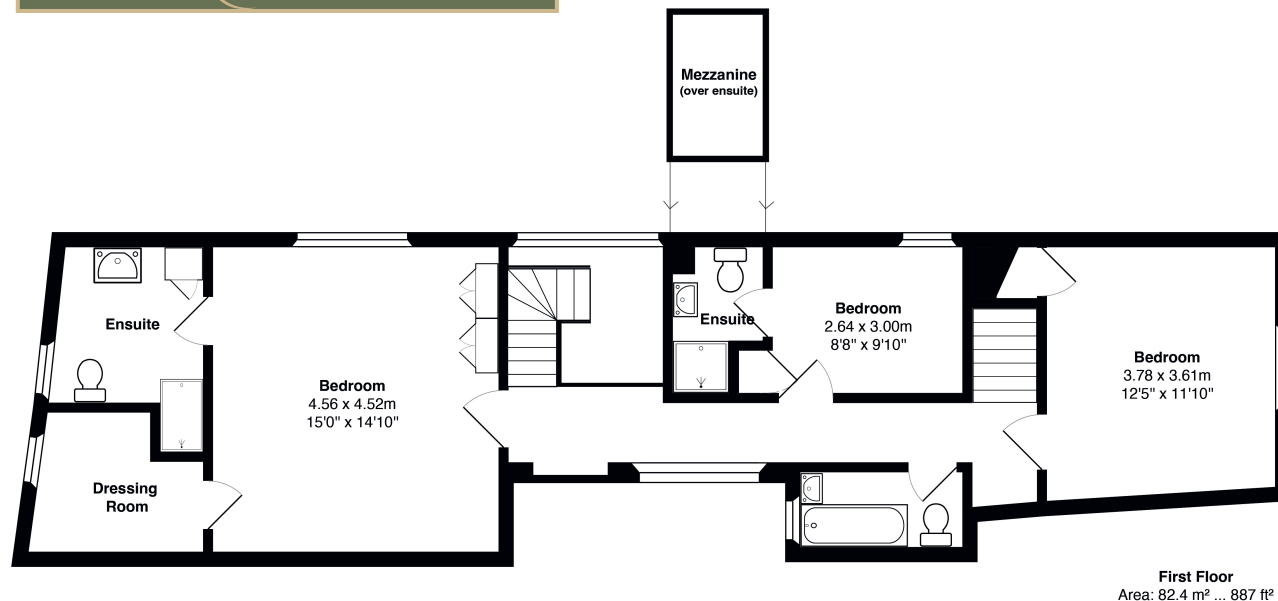
About the area

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.





5 St Thomas Street,
Wells



Approximate gross internal floor area of main building - 182 m² / 1,959 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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