

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



HENSTRIDGE HOUSE, 4 NEW STREET, WELLS, BA5 2LQ



Under the instructions of Wells Cathedral School

HENSTRIDGE HOUSE 4 NEW STREET, WELLS, BA5 2LQ

A Grade II listed Georgian townhouse in a great location on the northern side of Wells within a short walk of the Cathedral and Market Place.

The house has bags of character and plenty of living space and includes an entrance hall, sitting room, dining room, conservatory, kitchen, 2 first floor bedrooms and bathroom and 2 further bedrooms and a shower room on the second floor.

Outside there is a walled courtyard.

Price Guide £525,000

New Street is the northern approach into Wells from the Mendip Hills and is a popular residential area mainly comprising good quality houses and various parts of Wells Cathedral School.

Henstridge House is a handsome 3 storey Georgian building with a rendered and colourwashed front elevation under a tiled roof.

N.B. The adjacent Coach House is also for sale.





The house has comfortable, well arranged accommodation and plenty of living space totalling nearly 2,000 sq.ft. Some original details are retained including fireplaces (one working in the sitting room), plasterwork and picture rails.

The front door opens into a porch with an attractive door with stained glass panels into the hallway. This has the staircase and direct access to the main reception rooms and the kitchen.

The sitting room is at the front of the house and has an open fireplace, wall lights and an archway passage (with a store cupboard) into the dining room.

The dining room is also approached from the hall and has double french doors through into the conservatory. This in turn has double french doors into the courtyard garden.

The kitchen has a range of fitted units, work surfaces, a sink unit, tiled splashbacks, shelving, the gas central heating boiler, an integrated double oven and gas hob and plumbing for a dishwasher and washing machine. There's an open doorway into the conservatory and a door to the courtyard.

On the first floor there's a landing (with linen cupboard) a large 22 ft. plus front bedroom, a second bedroom and a bathroom with a basin, bidet, wc and both a bath and shower.

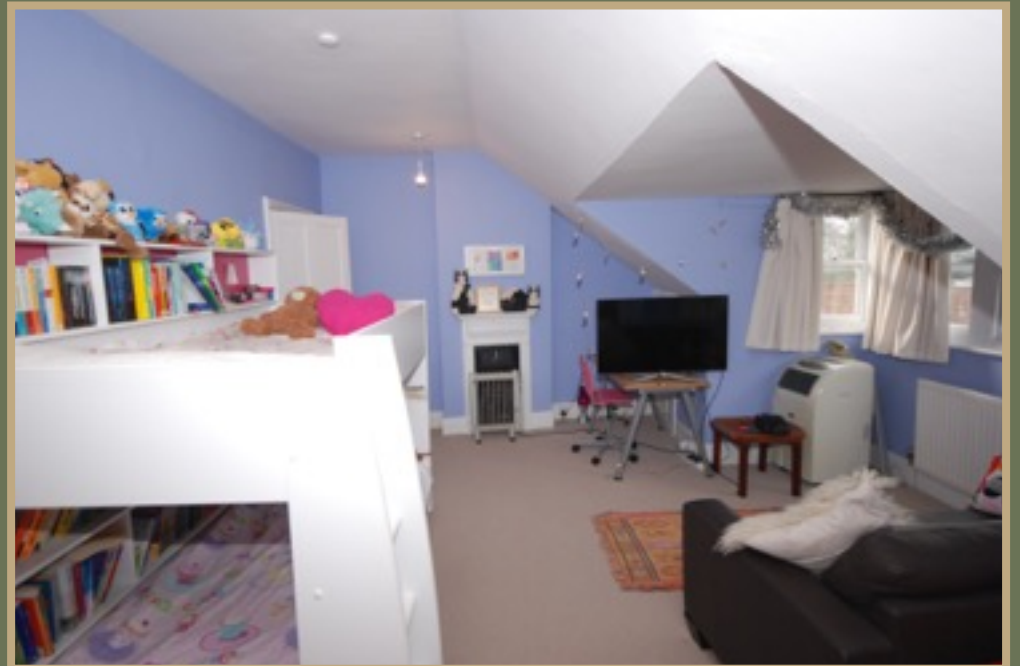
On the second floor is a roof skylight and a high landing ceiling. There is again a large front bedroom, a 4th bedroom and a shower room with a basin, wc and shower cubicle.

It's noteworthy that there are excellent views of the Cathedral from the rear bedroom windows

Outside

Approached from the conservatory and kitchen is a walled courtyard





About the area

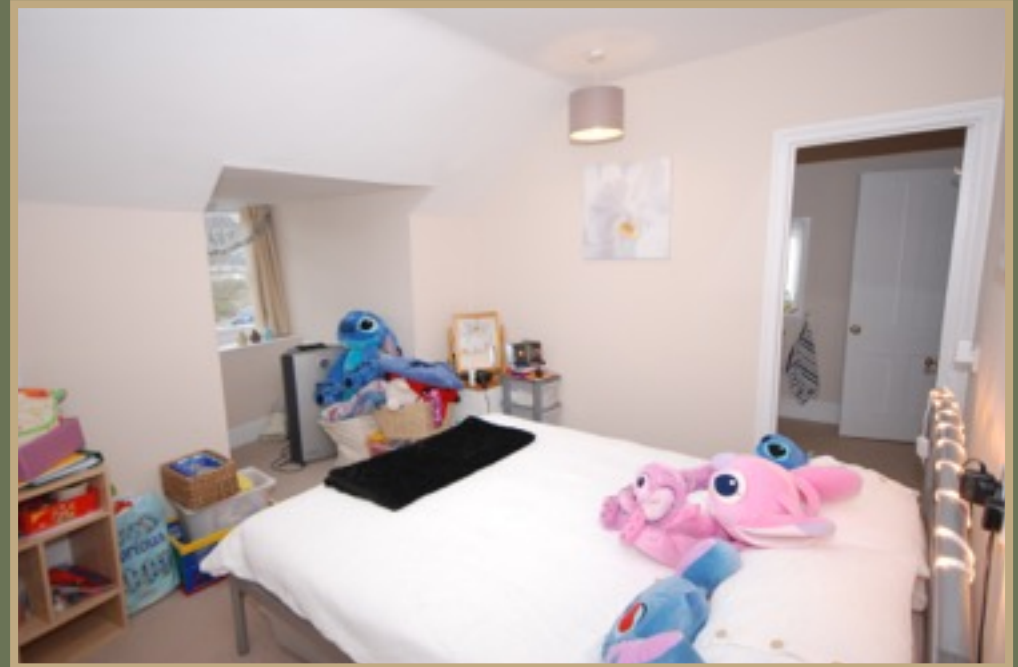
Wells is the smallest city in England (population about 11,000) lying in beautiful countryside between the Somerset Levels and the Mendip Hills – an Area of Outstanding Natural Beauty.

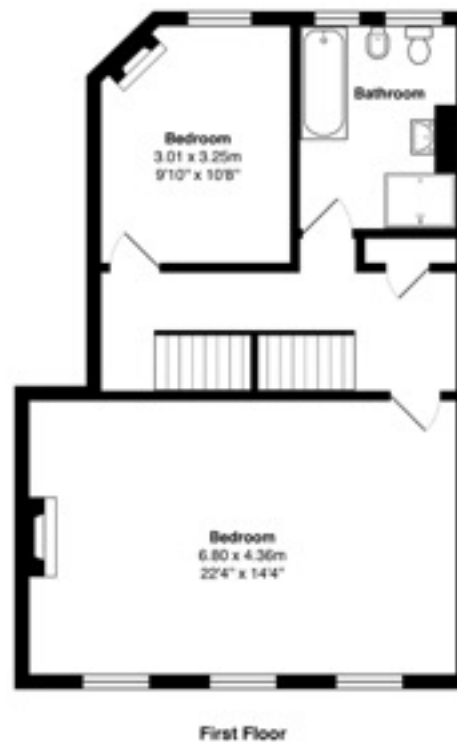
Wells medieval centre has local markets twice a week, good restaurants, a thriving high street and many important ancient buildings, including the Cathedral and moated Bishops Palace and gardens. There are four major supermarkets on the edge of the city.

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.





4 New Street, Wells

Approximate gross internal floor area - 181.8 m² / 1,957 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.

