

LODESTONE



Chantry House, Wells





Chantry House, St Thomas Street, Wells

BA5 2UX

Guide Price: £1,300,000

4 
Bedrooms

3 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Fabulous family house in central Wells
- Garden room with views of the cathedral
- 4 bedrooms 3 bathrooms
- Moments away from Wells Cathedral
- Over 3000 sq. ft of accommodation
- Beautiful enclosed and private gardens
- Heated swimming pool
- Outbuildings and magnificent workshop
- Double carport and off-street parking for several cars
- No onward chain





Perfectly positioned in the centre of Wells, Chantry House is a fabulous family house with over 3000 sq. ft of accommodation laid out over two floors. Believed to date from the mid-1700s, this lovely family home retains a wealth of period features that reflect its Georgian heritage whilst offering the opportunity for truly contemporary living.

The house was extended in the 1980s and also features a magnificent garden room with access to the gardens beyond and superb view of the cathedral. Of particular note are the beautiful grounds that stretch away to the rear of the house and offer complete privacy and seclusion, something rarely found in the city.

Set well back from the road, the house is approached via a pretty and discreet driveway that culminates in a generous parking area with space for several cars. The main front door opens beneath a covered porchway to an attractive double height hallway (with access to a small room that could easily be converted to a cloakroom) and a comfortable drawing room.

Natural light pours into the reception area through fully glazed panels that run from the floor to the ceiling and a pretty flight of stairs climb to a galleried landing area on the first floor. The drawing features a jet master fire situated between two built in alcoves that house a number of bookshelves. Two fine coloured glass windows and an arched window look out onto a courtyard.





Immediately adjacent to this space is a magnificent garden room that comes with a fine engineered oak floor (with underfloor heating) and double doors that open to the gardens. Steps rise to an elegantly furnished snug warmed by a gas stove and also features French doors that open to the garden. Oak beams rise to the apex of the ceiling and lend real character to this lovely spacious room. This room in turn leads to a back cloakroom and an area with access to an impressive workshop (that houses a recently installed boiler) and the gardens to the rear.

The oldest part of the house comprises the kitchen with an adjoining utility room and the dining room on the ground floor. The kitchen is furnished with a gas fired aga and Corian worktops that stretch out above fitted ash units and house an integrated Neff oven. The dining room is full of character and enhanced by oak beams that grace the ceiling, and a charming gas fire set into the chimney breast. A discreet cupboard acts as a useful pantry whilst a pretty staircase rises to the first floor. A well-equipped utility room is ideally situated next to the kitchen and has direct access to the parking area to the front of the house.



The first floor comprises a generous landing area, a principal bedroom suite with an en-suite bathroom, and three further bedrooms (one of which is ensuite) and a family bathroom. The principal bedroom is generously proportioned and is light and airy with dual aspect windows. The views over the rear gardens towards Tor Woods are truly picturesque. The en suite bathroom comes with fitted cabinetry and a bathtub with a shower unit. One of the other bedrooms also enjoys stunning views of the cathedral.





The other bathrooms are traditional in style – one comes with a bathtub and the other with a shower unit.

Outside

To the rear of the house are really pretty South facing gardens, sheltered by some beautiful stone walls and perfect for al fresco dining in the summer. It is totally private and a haven of peace and tranquillity in the midst of the city. The swimming pool is heated by an air source heat pump and lies in its own enchanting walled garden.

The various outbuildings are particularly impressive and offer scope for development (subject to the necessary consents). The workshop is a paradise for DIY enthusiasts and comes with exposed stone walls and A framed oak beams that lend the space real charm. Immediately adjacent is a covered barn ideal for storing garden machinery or furniture. Also in the grounds are a little potting shed and a second barn.

The outbuildings are enriched with a beautiful display of roses, grape vines, and wisteria that bring vibrancy and colour to this beautiful garden.

Situation

This fabulous family house is perfectly situated in the centre of Wells, the smallest Cathedral city in England. The high street is vibrant and home to a good selection of chain stores (such as Boots and Waterstones).





There is also a variety of independent shops, restaurants, and pubs. There is a twice weekly market offering good local produce, delicious fresh fish, meat products and a variety of street food. Wells also has a choice of supermarkets that include Waitrose, Tesco, Morrisons and Lidl. At the very heart of the city is the stunning mediaeval Cathedral, Bishop's Palace with its superb garden, and Vicars' Close (reputed to be the oldest surviving residential street in Europe). Wells is fast becoming the South West's go-to place for festivals with annual food, literary, comedy and theatre events.

The cafe culture within the Market Place offers a wonderful opportunity to sit and watch the world go by. Tables and chairs adorn the cobbled square surrounded by fabulous architecture, historic buildings. With both the Cathedral School and the Cathedral itself, there are all year opportunities for musical concerts and other events, and regular shows in the Little Theatre and a multi-screen cinema. The Fountain Inn, Good Fellows restaurant and Root restaurant are all excellent and just a short walk away.

Other local attractions and amenities include the Strawberry Way (a well-known cycle route), the Bath and West Show Ground, and the Wells and Mendip golf clubs, whilst sailing and fishing can be found on the Chew Valley and Blagdon Lakes.

The heritage city of Bath and regional centre of Bristol are both within very easy reach.





Schools

There are a number of excellent state and independent schools in the area including several very good primary schools in Wells. There is also the extremely sought-after Wells Blue secondary school, and Wells Cathedral School - prep and senior. Downside School, All Hallows Preparatory School, Millfield prep and senior school and the Bruton schools all in close proximity.

Transport links are excellent with Castle Cary station just 13 miles away with direct links to London Paddington (journey time 1hr 40 mins).

Directions

Tucked behind St Thomas Street on the right-hand side just shortly after the Fountain Inn.

Post Code: BA5 2UX

What.3.Words: innovator.cloud.marshes

Viewing by appointment only.



Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Council

Somerset

Council Tax

Band - F

Guide Price £1,300,000

Tenure

Freehold with no onward chain

PART B

Property Type

Detached house (attached on one corner to a neighbouring property)

Property

Stone walls in older section. Block and render in newer section. Pantile roof.

Construction

Stone walls in older section. Block and render in newer section. Pantile roof.

Number and Types of Rooms

See details and floorplan

Water Supply

Mains

Sewerage

Mains

Electricity Supply

Mains

Broadband

Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>,

Mobile Signal/Coverage

Please refer to Ofcom website: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Heating

Gas central heating. Underfloor heating. Air source heating for swimming pool.

Parking

Car port for 2 cars and parking for several vehicles

PART C

Building Safety

The vendor is not aware of any Building Safety issues.

However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions

We're not aware of any other significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.

Rights and Easements

There are historic rights of way mentioned in the title deeds which are no longer in use.

We're not aware of any other significant/material restrictions or rights, but we'd recommend you review the Title/deeds of the property with your solicitor.

Flood Risk

The property has not flooded in the last 5 years and according to the Environment Agency's website, the property is in an area at VERY LOW RISK.

Planning Applications

There are currently no planning applications associated with this property or in the immediate area.

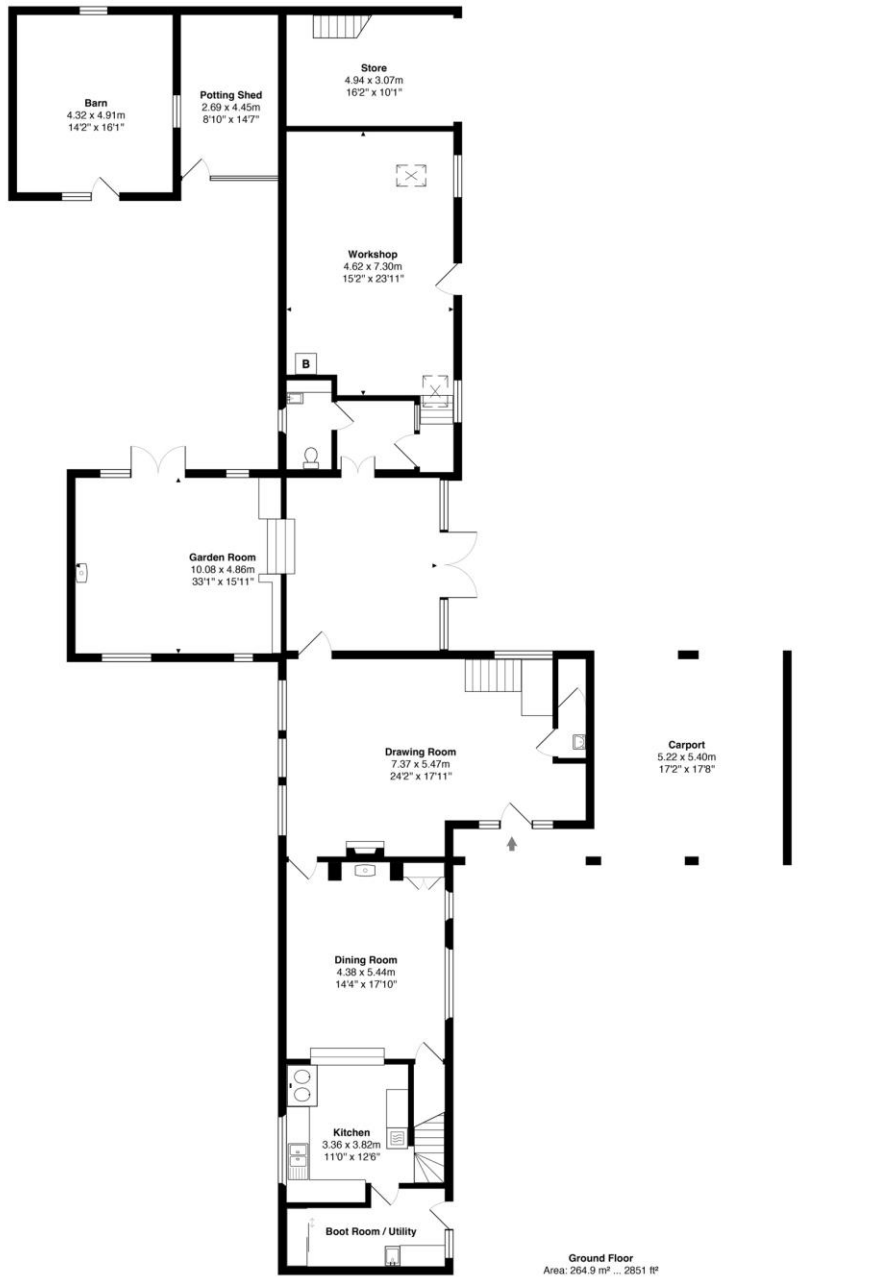
Energy Performance Certificate

E

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed.

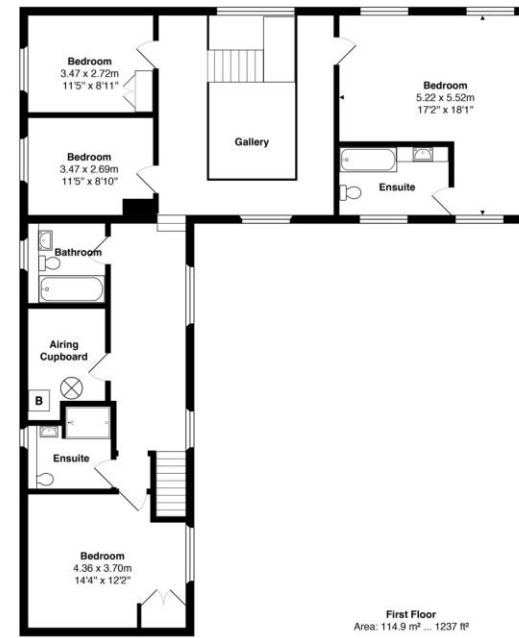
If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



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Approximate gross internal floor area of main building - 379.8 m² / 4,088 ft²



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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