

LODESTONE



Somerset House, Wells





Somerset House, New Street, Wells

BA5 2LQ

Guide Price: £1,950,000

4 
Bedrooms

2 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- One of Wells' finest properties
- Centrally located
- Indoor swimming pool
- Air source heat pumps, solar panels and rainwater harvesting
- Energy Rating A
- Suitable for impaired mobility
- Private and tranquil
- Excellent order throughout
- Beautiful gardens





Located in an exceptionally private location close to the centre of Wells, Somerset House occupies a magical spot. The original house was built in 1966 in the centre of a former orchard and developed in 2007 to a high specification by the original owner's daughter, making it a spacious, accessible and easily managed home.

More recently it has been further upgraded, with installation of the latest energy efficient technologies now giving it an "A" rating and significant improvement to the gardens. The house and grounds have a wonderful feeling of space and tranquility and it is hard to believe that all the amenities that Wells has to offer are just a short stroll away.

The fit and quality of the build is evident, with solid oak wood and bespoke fittings throughout complementing spacious hallways and reception rooms. A charming covered porch and very fine solid oak front door featuring locally made bespoke stained glass, sets the tone for the attention to detail within.



From the very generous entrance hall a dining room leads off to the right with the current owners enjoying this room as a spacious study that looks out over the front garden. A fine well-appointed living room provides access to the south and west aspects of the garden via double doors, whilst a fireplace fitted with woodburning stove adds additional cosy warmth to the underfloor heating that spans both the ground and first floors. A further office fitted with integrated storage and filing facilities, overlooks the back garden. The kitchen breakfast room has a vaulted ceiling that makes it impressively airy and





spacious, with windows that provide beautiful panoramic views of the back garden.

A comprehensive range of quality units are provided and joined by a five oven Aga, double sinks and a natural stone floor. The practicalities are catered for with a large well equipped utility room and ground floor WC and wash room.

A bespoke oak staircase from the entrance hall leads to a generous first floor landing. There are four double bedrooms with the principle bedroom being accessed through double doors. The principle bedroom shares a 'Jack and Jill' bathroom with the second double room which additionally benefits from a large built in wardrobe. The third and fourth bedrooms share access to the family bathroom/wet room with the fourth bedroom having adjacent access to a lift that descends to the ground floor of the property, therefore making this room ideal for someone of limited mobility. We are delighted to have been instructed to sell Somerset House, the combination of its position and facilities make it exceptional and we highly recommend viewing to fully appreciate what is on offer here.

The Pool House

Leading off from the utility room is the 60x25 ft pool house fitted with two sets of bi-fold doors that make the room beautifully light as well as allowing open access to the garden in the milder months of the year. The pool itself is 36x13 ft, 4ft at the shallow end running down to a 6ft deep end. While there is underfloor heating in the changing room and shower, the air in the pool house is heated as a bi-product of heating the water and an environmental control system prevents





condensation. The pool house temperature is kept at 27.5 degree C all year round and sometimes exceeds this in the summer.

Outside

Somerset House can just about be glimpsed from near the top of New Street where it is set well back up a 30-metre tarmac driveway behind timber gates. Once inside the automated gates, the resin bonded driveway sweeps round in front of the house where it provides parking for a couple of cars and plenty of turning space.

The triple garage is very well set up with three remote control doors, extensive shelving and storage for garden tools as well as a three-phase electricity supply set up to take an EV fast-charging unit. It feels like being in your own little world within the ancient stone walls that surround the property. The gardens are simply beautiful and need to be seen; they are a testament to the focused care and interest that has been lavished on them by the current owners. There is a rich mix of structural planting, including a particularly stunning multi stemmed Silver Birch. There are extensive raised beds for growing vegetables, an area dedicated to soft fruit plus many fruit trees, a fern garden and a small wildflower meadow. A stand out feature of the garden is the beautiful 'National Trust' Alitex greenhouse with cold frames and an adjacent rustic potting shed.

A bridge crosses the pond and a pergola immediately outside the living room has several well-established climbers including roses, a Wisteria and a Kiwi fruit plant. A network of garden taps is supplied by a rainwater harvesting system that utilises a 3,500-litre underground tank,



this is supplemented by an above ground tank acting in reserve in case of drought.

Situation

Wells is the smallest Cathedral city in England and offers all the usual amenities that you would expect including banks, doctors' surgeries, dentist, a selection of primary schools and the excellent Blue School and Wells Cathedral School.

The High Street is vibrant with a small selection of chain stores such as Boots and Waterstones, plus 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 including Waitrose, Tesco, Morrisons and Lidl.

At the very heart of the city is the stunning mediaeval Cathedral with its Chapter House and adjacent Vicars' Close: the oldest street of houses in Europe still used for the purpose for which they were built. The Bishop of Bath & Wells still lives in the adjacent Bishop's Palace, the finest of its type in England with its spectacular moat and gardens. The Market Place offers a superb cafe culture when the weather is fine, with tables and chairs set out amongst the fabulous architecture and historic buildings.

Wells is fast becoming the South West's go-to place for festivals with its annual food, literary, contemporary art, garden, comedy and theatre festivals. There are regular live-music events in both the Cathedral and Cedar's Hall, the auditorium of the famous Wells



Other local attractions and amenities include the well-known Bath and West Show Ground just a few miles away, home to the annual Bath and West County Show and many other exhibitions as well as regular antiques markets. Golfers have a wide choice of golf clubs – Wells Golf Club, Mendip Golf Club with its amazing views, Wedmore Golf Club and for those seeking a real challenge, Burnham on Sea Golf Club. Sailing and fishing can be found on the Chew Valley and Blagdon Lakes.

A minor injuries unit is close at hand being situated at Shepton Mallet Community hospital or West Mendip Hospital.

The cities of Bath and Bristol are within commuting distance and there is a main line railway station at Castle Cary (13 miles away) with direct links to London Paddington, journey time 1hr 40 mins. Street and Glastonbury are 20 minutes away and Bristol airport is an easy 30-minute drive.

Directions

Postcode: BA5 2LQ

What.3.Words: define.respect.geologist

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 - G

Guide Price

£1,950,000

Tenure

Freehold

PART B

Property Type

Detached house

Property Construction

Block and Brick. Slate roof. Pool roof – MCM panel system.

Number and Types of Rooms

See details and floorplan

Water Supply

Mains (metred) – Bristol Water

Sewerage

Mains – Bristol Water

Electricity Supply

Mains electricity is supplemented by 38 solar panels on the pool house roof (from which there is significant feed-in-tariff income) and battery storage.

Broadband

BT (EE)- current provider 20 mbps (80 mbps available).

Please refer to Ofcom website.

www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

Mobile Signal/Coverage

Covered by EE, Vodaphone and O2, but not currently by Three.

Please refer to Ofcom website:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Heating

There is mains gas with a gas boiler held in reserve in case of power cuts, powered by the batteries when needed.

Heating and hot water is provided by two air source heat pumps.

The total annual energy requirement is approximately 22,000 kWh and this includes heating the pool to at least 27.5 deg C throughout the year.

Parking

Triple garage with EV fast charging point ready for installation. Parking for several cars.

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

Before reaching the wooden entrance gates to the property there are parking bays on the left where the owners of The Old Surgery have the right to park.

Flood Risk

The government long term flood risk website confirms this property is at very low risk from surface water flooding. As regards river and sea flooding it presents as medium risk however very importantly this property lies outside the area that has been assessed to be at risk of river or sea flooding. More details and maps to evidence this available on request. There is no history of flooding and has not flooded in the last 5 years.

Planning Applications

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

The property is in a conservation area.

Accessibility/Adaptations

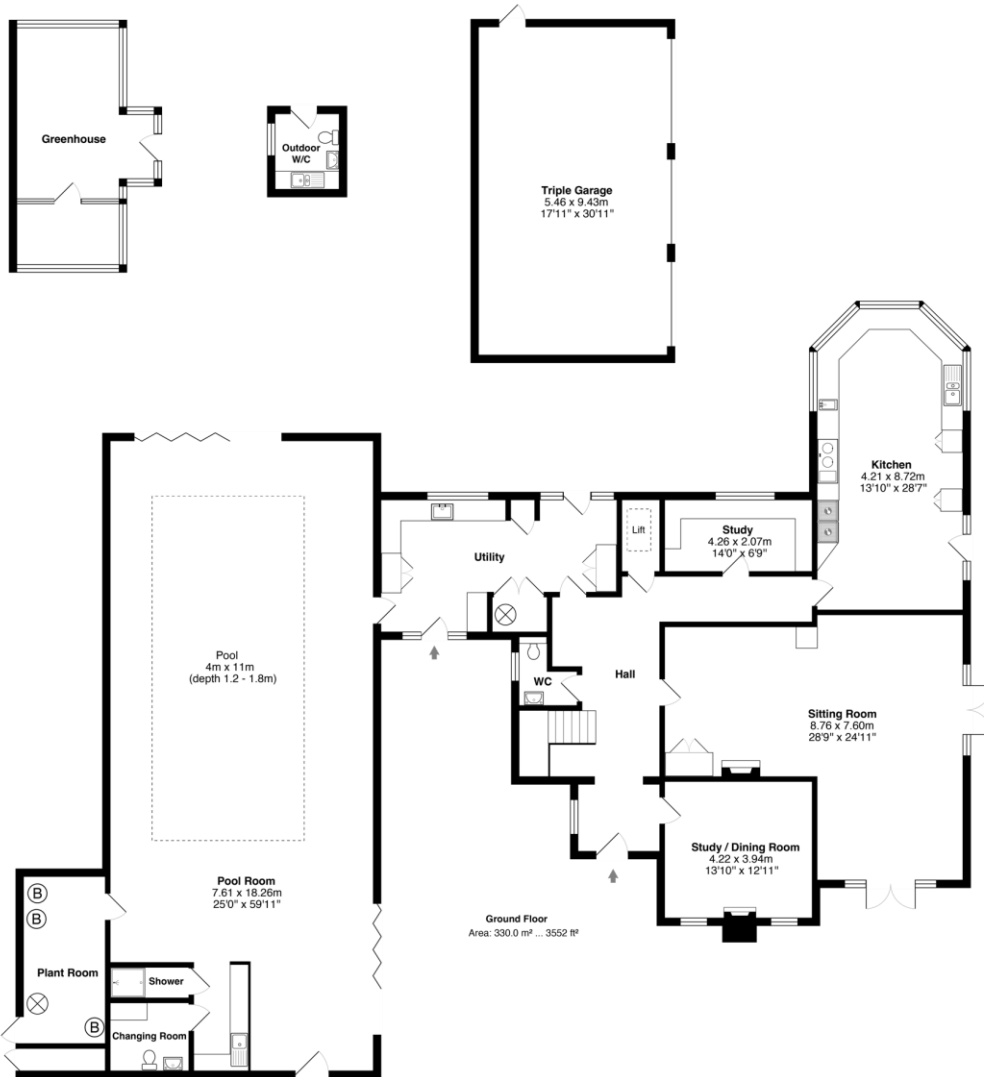
The property has been designed for wheelchair accessibility and has a lift to the first floor.

Energy Performance Certificate

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.

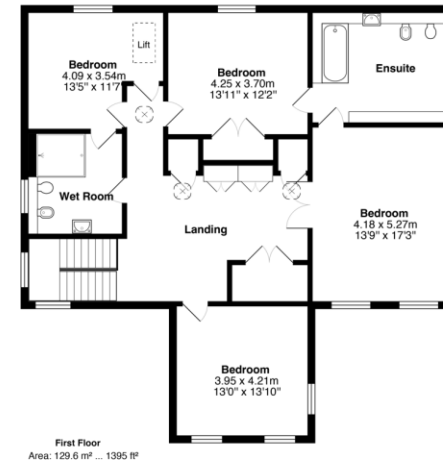
If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



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Approximate gross internal floor area of main building - 459.6m² / 4,947 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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