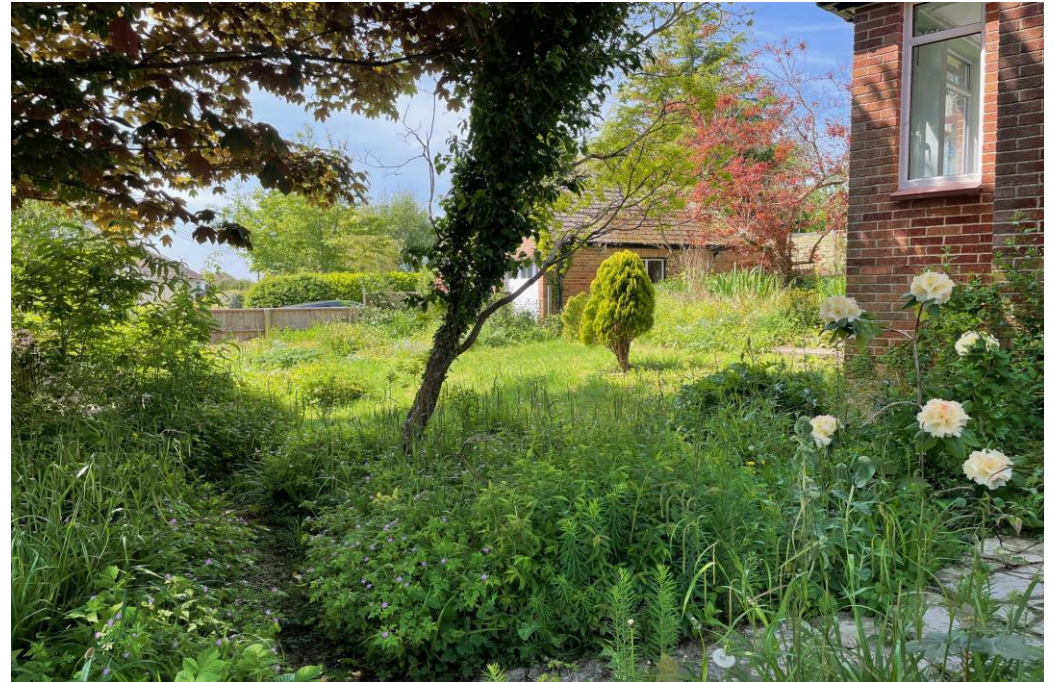


LODESTONE



3 Fir Tor Avenue, Wells





3 Fir Tor Avenue, Wells

BA5 2LY

Guide Price: £675,000

3 
Bedrooms

1 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Detached house with superb views over the city
- Popular road just off Ash Lane
- 2 generous reception rooms, 3 bedrooms
- In need of some updating
- Scope to extend
- Generous sized garden
- No onward chain
- Large kitchen and utility area





3 Fir Tor Avenue is an enviable property situated in a much sought after location in Wells. Enjoying an elevated position and commanding views of the stunning Wells Cathedral and across to Glastonbury Tor, a property such as this is truly a rare find. The house has undergone some re-decoration recently but would benefit from further updating and offers potential to extend (subject to the necessary permissions).

Steps lead up to a covered porch with original front door and attractive stained-glass window. You are immediately welcomed into the heart of the home as the entrance hall is light and airy. Leading off the entrance hall are two large reception rooms at the front of the house, both feature substantial windows to allow full appreciation of the stunning views. The sitting room has dual aspect windows, one to Wells Cathedral and the other Glastonbury Tor; the viewer being spoilt for choice. The dining room retains original features such as oak panelled walls and a Claygate fireplace and offers an incredible view of Wells Cathedral. The reception rooms and entrance hall sympathetically retain original character and feature oak floors. To the rear of the property is a good-sized kitchen fitted with a range of wall and base units in light wood incorporating a "Belling" range cooker, stainless steel sink and space for a dishwasher. There is a door opening to the side garden leading to a paved and raised seating area. The utility room leads off the kitchen and features space for washing machine and other utilities, a butlers sink and direct access to the rear of the property. Sensibly both of these rooms feature large windows to allow for maximum light to flood in. A cloak room and a sizeable under stairs storage space complete the downstairs.

A substantial wooden staircase leads up to the top floor of the property. The large landing space at the top of the stairs light and airy with windows on both sides. There is room here for a small seating area or a desk looking out to the Cathedral, providing the opportunity to enjoy a very picturesque space.





The principle bedroom and one further large double bedroom sit at the front of the house. Both feature large windows and embrace the spectacular views of the Cathedral, Glastonbury Tor and countryside beyond. The third bedroom is a smaller double with a large built-in airing/storage cupboard. There is a family bathroom and a separate toilet along with access to the loft which is predominantly boarded and very spacious.

Outside

Occupying a commanding corner plot with the gardens wrapping around and offering many opportunities for further enhancement. A characterful double garage with power and various windows which is ripe for conversion (subject to planning), stands proudly back from the driveway which provides parking for 2 cars. The property faces predominantly in a south easterly direction with the majority of the gardens found to the front and side of the house to take advantage of this. Pathways lead around the house and the garden currently features a pond and a variety of shrubs and trees. Of particular note, is the terrace leading out from the kitchen. This area offers a stunning seating area in the summer to enjoy the world around and bask in the magical views of Wells.

Situation

Located in a quiet and sought after residential area just off Ash Lane and within walking distance of the Cathedral and Wells High Street. Wells is the smallest Cathedral city in England and offers all the usual amenities that you would expect including banks, doctor's surgeries, dentists, 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, 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. With both the Cathedral School and the Cathedral itself, there are all year opportunities for musical concerts and other events, plus there are regular shows in the Little Theatre and a multi screen cinema.

Other local attractions and amenities include the well-known Bath and West Show Ground which is home to everything from the famous County show to regular antiques markets. Golf Clubs are in Wells and on the Mendips. 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, 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.

Schools

There are 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, plus 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.

Directions

Postcode: BA5 2LY On entering Fir Tor Avenue from Ash Lane, the property can be found on the corner of Fir Tor Avenue and Orchard Lea. The garage and parking are accessed via Orchard Lea. What.3.Words: moisture.signs.caring

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 Authority: Somerset Council

Council Tax Band: E

Guide Price: £675,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Standard. Red brick and tile

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

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>

Parking: Driveway and garage

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 significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.

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

Flood Risk: N/A

Coastal Erosion Risk: N/A

Planning Permission: We are not aware of any planning applications currently that might affect the property .

Accessibility/Adaptations: N/A

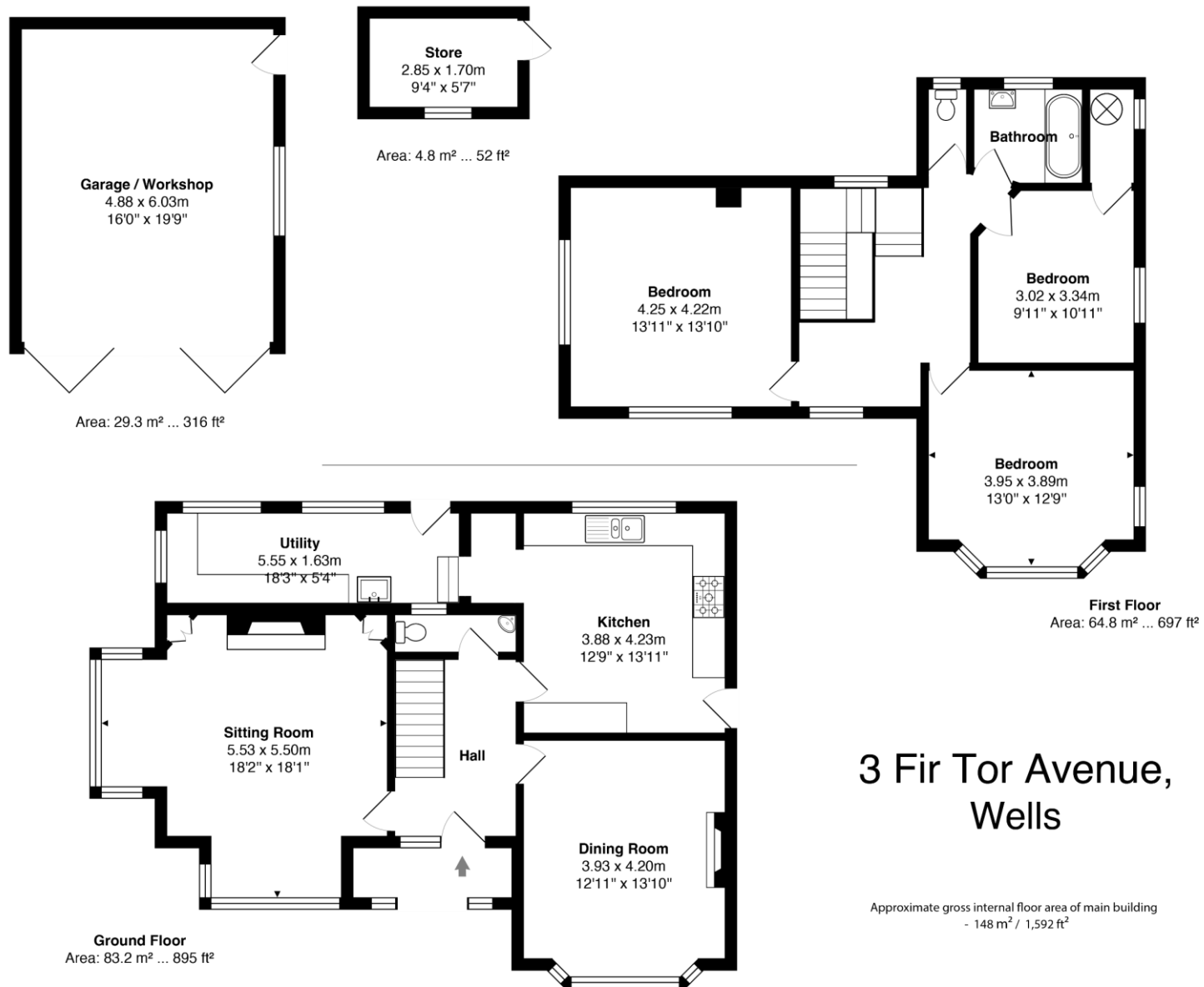
Coalfield Or Mining Area: N/A

Energy Performance Certificate: F

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.





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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