

# LODESTONE



13 Chamberlain Street, Wells







# 13 Chamberlain Street, Wells

BA5 2PE

Guide Price: £1,250,000

5   
Bedrooms

3   
Bathrooms

3   
Receptions

## PROPERTY FEATURES

- Fabulous period family house and detached 2 bedroom cottage
- Central city location
- 5 bedrooms, 3 bathrooms
- 3/4 receptions
- South West facing terrace garden
- Off street parking for several vehicles
- Viewing highly recommended
- No onward chain









Perfectly positioned in the centre of Wells, 13 Chamberlain Street is a fabulous period family house with over 3000 sq. ft of accommodation laid out over four floors. Constructed in the 1870's, it retains a wealth of period features that reflect its Victorian heritage whilst offering the opportunity for truly contemporary living. The house has been recently upgraded such that the sash windows have been repaired, new guttering has been installed and the gable ends have been redone. In the curtilage of the main house is a sizeable detached two bedroom former coach house, currently let as an Airbnb (with an annual gross income of approximately £30K) that could equally provide ancillary accommodation if needed.

Set back from the road, the house is approached via pretty stone steps that rise to the front door. An attractive outer hall opens beneath a period archway to an inner hall defined by beautiful oak boards underfoot that extend through much of the ground floor. Off the hall are two elegantly furnished reception rooms that respectively feature a Victorian fireplace and a wood burning stove. In the sitting room, natural light floods in through magnificent bay windows framed by original working shutters whilst the music room enjoys views to the garden at the rear of the house. There is a useful cloakroom at the end of the hall.

Stairs descend to the lower ground floor and into a spacious dining / living area with direct access to the garden. This is a generous open-plan space ideal for family living and characterised by an impressive exposed stone wall that lends real character to the room. Adjacent is a well-equipped kitchen replete with stylish units incorporating a number of IKEA appliances that include a dishwasher, an induction hob, a microwave and a double oven. An island in the centre of the room is illuminated with recessed lighting and comes with a solid timber worktop. Also on this floor is a boot room and a conveniently sited utility room also with solid timber worktops and space for the usual appliances (available via separate negotiation). A modern gas fired combi boiler is housed here and was installed just three years ago.









From the main hall, stairs rise to the upper floors that comprise a primary bedroom suite with en suite bathroom, two family bathrooms and four further bedrooms. The bedrooms are well proportioned; some come with their own period fireplaces, others with built in cupboards. The bathrooms are well appointed and furnished with contemporary white tiles, heated towel rails and premium fixtures and fittings. There is scope to convert the smaller bedroom on the second floor to an additional bathroom as the necessary plumbing has already been installed.

#### **The cottage annexe**

Originally a Coach house for a neighbouring property, the annexe is a valuable addition to the main house. It is currently let out as an Airbnb but would lend itself perfectly to a variety of uses. Constructed 30 years before the main house, it is set well back from the road and comes with off street parking for several cars. The cottage is laid out over two floors. The ground floor comprises a contemporary kitchen (with room for a table and chairs) and a living room with fabulous doors that open to the front of the house. Upstairs are two pretty bedrooms with oak beams that rise to the apex of the ceiling. The bathroom is elegantly furnished with an oversize shower, a heated towel rails and contemporary fixtures and fittings.

#### **Outside**

To the rear of the house is a really pretty South facing terraced garden, 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. A driveway runs alongside the house and offers copious parking spaces for several cars.

#### **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) and 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 a new Lidl, soon to be built. 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. Other local attractions and amenities include the well-known Bath and West Show Ground, 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. Transport links are excellent with Castle Cary station just 13 miles away with direct links to London Paddington (journey time 1hr 40 mins)

### 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.

Directions- Post Code: BA5 2PE What 3 Words gobbles.flitting.brands  
Number 13 is on the southern side of the street by the church.

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 Tax Band:** F

**Guide Price:** £1,250,000

**Tenure:** Freehold

### PART B

**Property Type:** Semi-detached house and detached cottage

**Property Construction:** Standard

**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:** Mains 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:** Private

### 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:** We're not aware of any other significant/material rights or easements but we'd recommend you review the title/deeds of the property with your solicitor.

**Flood Risk:** The property has not flooded. Please see the link to the environment agency's website

<https://check-long-term-flood-risk.service.gov.uk/risk>

**Coastal Erosion Risk:** N/A

**Planning Permission:** There are no planning permissions in the immediate vicinity affecting the property.

**Accessibility/Adaptations:** N/A

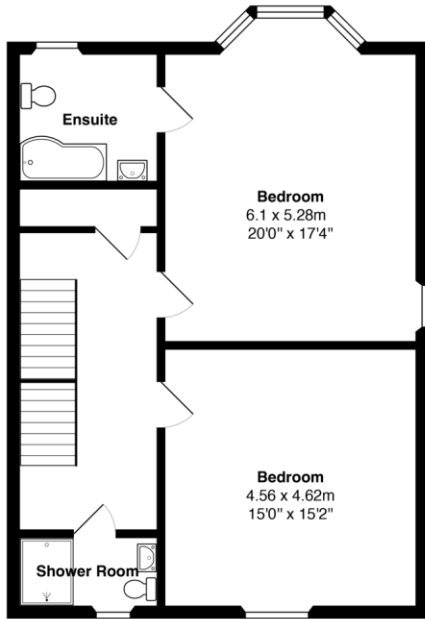
**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:** C

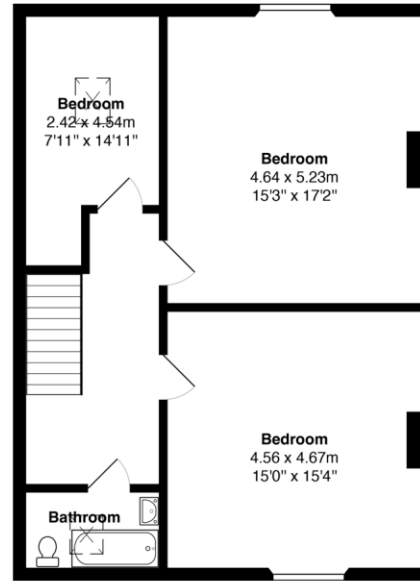
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot 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.





**First Floor**  
Area: 73.8 m<sup>2</sup> ... 795 ft<sup>2</sup>

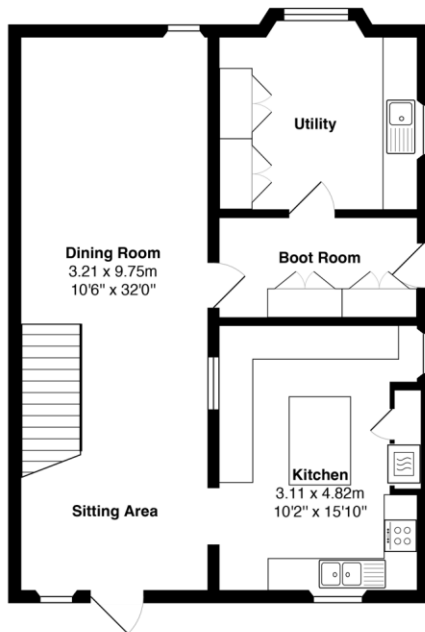


## 13 Chamberlain Street, Wells

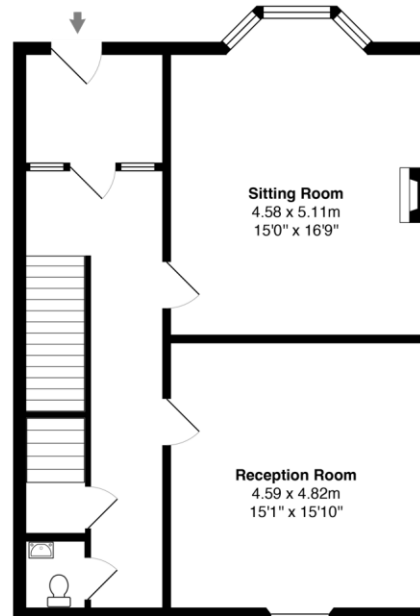


Approximate gross internal floor area of  
main building - 294 m<sup>2</sup> / 3,165 ft<sup>2</sup>

**Second Floor**  
Area: 72.6 m<sup>2</sup> ... 782 ft<sup>2</sup>



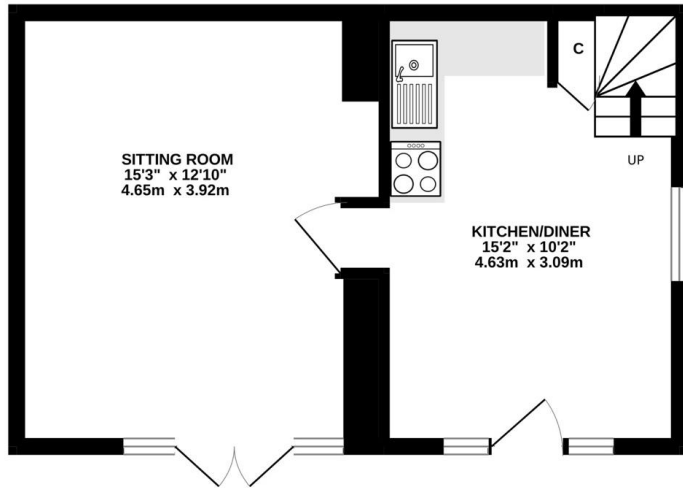
**Lower Ground Floor**  
Area: 73.5 m<sup>2</sup> ... 791 ft<sup>2</sup>



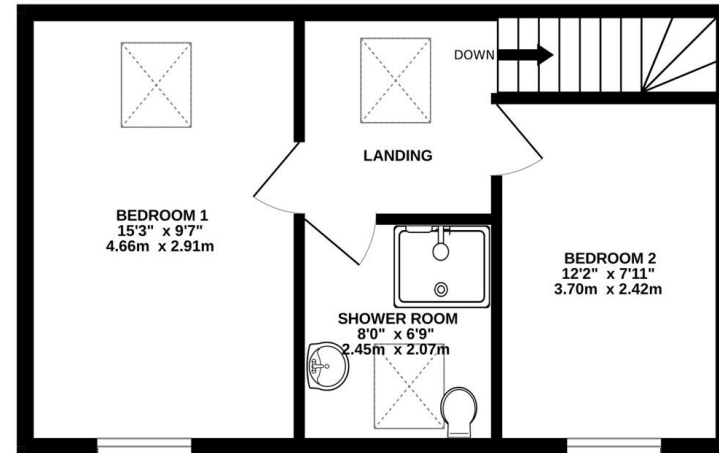
**Ground Floor**  
Area: 74.1 m<sup>2</sup> ... 797 ft<sup>2</sup>



GROUND FLOOR  
342 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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