

# LODESTONE



*Tarn Hows, Wells*





# Tarn Hows, Wells

BA5 3JA

Guide Price: £550,000

3   
Bedrooms

2   
Bathrooms

2   
Receptions

## PROPERTY FEATURES

- Immaculately presented
- 3 double bedrooms
- Lovely mature gardens
- Elevated position with Cathedral views
- Off street parking and garage
- Flexible accommodation





Tarn Hows is a very well-maintained chalet style bungalow in the sort after city of Wells. Situated just off the Bath Road on the popular eastern side of the city enjoying a good-sized plot and lovely views over Wells towards the cathedral.

The current owners have refurbished and upgraded the property to create comfortable and flexible accommodation which could suit a family or a couple.

The property is approached from a private drive with parking for a number of cars. A front porch provides a welcoming entrance to the home and from here the hall leads you via stairs to the first floor or directly into the spacious living areas and primary bedroom.

The downstairs flows smoothly and features large double-glazed windows throughout affording views to the gardens and beyond, giving the living space an abundance of natural light and a wonderful feeling of peace and tranquillity. The primary bedroom has a large double-glazed window with views to the garden, a walk in dressing area with built in robes and an ensuite shower room.



Next is the sitting room, again featuring a large double-glazed window overlooking the mature gardens. This is a particularly bright and large sitting room and hosts an inset gas fire place for cosier evenings. French doors open from the sitting room into the dining room with its dual aspect and plentiful views.

From the dining room French doors open into the kitchen. The kitchen is well fitted with a range of wall and base units including an electric double oven, hob, dishwasher and fridge freezer and a very useful pantry. Not withstanding all of these conveniences, the stand out feature of the kitchen is the view over Wells and the Cathedral making meal preparation a joy.

The kitchen leads to a rear porch with access to the gardens, the garage and the front drive. The ground floor is completed with a separate guest cloakroom.

Upstairs there is a study area on the landing with a velux windows and two useful walk-in cupboards.





Two double bedrooms sit at either end of the landing (one has Westerly views over the city).

### Outside

At the front of the property there is a driveway providing parking and leading to the garage. There is a door to the side of the garage which leads to a covered area which connects the house to the garage. The garage is a generous single with an electric remote-controlled door and has room for utility space at the rear. Attached to the rear of this is a good-sized workshop with toilet. Attached to the workshop store is a lean-to greenhouse.

At the front of the property there is a gate giving access to the garden with a variety of plants and a patio area which then leads to the gardens to the front and around to the rear. The garden is well planted with a variety of mature pretty flower beds and shrubs and is mainly laid to lawn. The rear garden is enchanting and enjoys a westerly aspect with a variety of patio areas to take in the evening sun and lovely views over the city. Productive eating apple and plum trees along with a variety of roses and other shrubs are dotted amongst the various seating areas providing a peaceful and delightful setting.

### 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 a new Lidl under construction.

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.





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 Cathedral School. There are regular shows in Wells' Little Theatre and a multi-screen cinema. 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.

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.

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.

#### **Directions**

Follow signs for B3139 The Horringtons onto St Thomas Street and continue into Bath Road. Take the second turning into Churchill Road and the property can be found first on the right.

What3Words: [//w3w.co/revamped.friends.flamed](https://w3w.co/revamped.friends.flamed)

**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:** D

**Guide Price:** £550,000

**Tenure:** Freehold

### PART B

**Property Type:** Detached

**Property Construction:** Standard

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

**Electricity Supply:** Mains. Solar Panels.

**Water Supply:** Mains

**Sewerage:** Mains

**Heating:** Gas central heating

**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:** Garage and parking

### 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:** There are restrictions in the title. We would recommend you review the Title/deeds of the property with your solicitor.

**Rights and Easements:** We're not aware of any rights or easements. We would recommend you review the Title/deeds of the property with your solicitor.

**Flood Risk:** The property has not flooded. According to the environment agency's website, the property is in an area of low risk of flooding from river or sea and low risk from surface water flooding

**Coastal Erosion Risk:** N/A

**Planning Permission:** We are not aware of any current planning applications in the close vicinity.

**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.

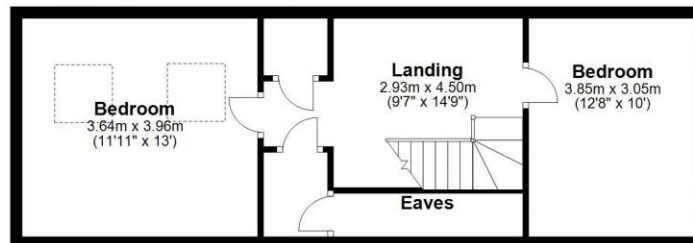
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



### Ground Floor



### First Floor



This floor plan provided by Home Circle Property is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.  
Plan produced using PlanUp.

### Tarn House, Wells

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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