

LODESTONE



'Applewood' - 61 Ash Lane





61 Ash Lane, Wells

BA5 2LW

Guide Price £1,100,000

7 
Bedrooms

3 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Sought after location
- Up to 7 bedrooms
- Beautiful Cathedral and Tor views
- Established south facing garden
- Refurbishment potential
- Walking distance to Wells High Street
- Substantial property
- Parking for numerous vehicles





Situated in one of Wells' most sought after locations, 'Applewood' 61 Ash Lane, offers an exceptional opportunity to acquire a substantial family home that would benefit from updating and renovation to optimise its huge potential. Set back from leafy Ash Lane behind a stone wall and solid wooden gates, the location is beautiful, with views at the rear toward the Cathedral and Glastonbury Tor. Dating from the early 20th century Applewood is a well-constructed and solid period property which combines with a very appealing grace and elegance. The canopied front entrance protects from the weather and making your way through the front door into the grand entrance hall, the well-appointed space on offer at the property is clearly evident.



A bay window featuring Edwardian style sash windows and wooden parquet flooring are joined by a feature fire surround and gas fire. The entrance is impressive and leads into an inner hallway that runs centrally along the width of the property providing access to the generous ground floor accommodation. There are tantalising glimpses of the large terrace and beautiful well stocked gardens at the rear through the large windows and double doors that bask the property in light from the south. To the western end of the property a triple aspect sitting room has double doors out onto the terrace, a tile and roof light veranda spans the rear at ground floor level providing shelter from the elements but not compromising on light. This room is well appointed and spacious; currently including a gas fire with attractive surround and fitted book shelving and display cupboards. This room will make a wonderful focal point for celebrations with family and friends and with the double doors out onto the terrace it can be enjoyed throughout the seasons; for Christmases and summer drinks parties, this room provides the perfect space.





Adjacent is a room that would provide an excellent study and following, a lovely room that could be used for dining or as an additional snug sitting room, there are two sets of double doors onto the terrace allowing the outside and inside to flow seamlessly. At the eastern end, an L shaped kitchen in need of updating lies adjacent to a generous butler's kitchen and pantry with a burnt orange Aga and additional oven with gas hob which once provided for cooking and keeping the area cosy. There are a mixed range of floor and wall units and a lovely spot that connects to the terrace, that would be the perfect spot for a dining table.

An elegant staircase rises to the first floor where the potential exists to create a wonderful master bedroom with en-suite and dressing room. There is currently a balcony for enjoying the gorgeous views through the trees in the garden looking out over the rooftops of Wells towards the Cathedral, St. Cuthbert's church and Glastonbury Tor. This rear aspect of the property basks in wonderful south facing light. Dependent upon individual requirements there are currently a further six rooms that could serve as bedrooms. Two have vanity sinks and one a WC and sink. Light streams into the bedrooms and landing area from large windows, some original sash, to the front and rear of the property. There is a studio bedroom at the east end fitted with a sink unit and given the water supplies in place a reconfiguration to provide additional en-suite facilities to some of the bedrooms and the addition of a large family bathroom is all possible subject to the necessary consents.

Outside

On entering through the double wooden gates, Applewood welcomes with a traditional charm. At the rear, a veranda shelters the double







doors that provide garden access from most of the rooms, while climbing roses hug and soften the doorways. A wonderful deep terrace bordered by balustrades is in keeping with this impressive property with wide stone steps leading down onto the lawn. The garden is secluded and with a mix of structural evergreen and deciduous planting that is in proportion with the house. The garden has been well maintained with a range of shrubs such as Pittosporum, Laurel and Choisya being well established. To the left and rear an original high natural stone wall affords a good degree of privacy.

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 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. 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

BA5 2LW

what3words: remarked.prelude.showrooms

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.gov.uk

Council Tax Band: G

Guide Price: £1,100,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Executor sale limited knowledge

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 fired 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: Parking for several cars

PART C

Building Safety: We would recommend that the purchaser engage the services of a chartered surveyor.

Restrictions: This is an executor sale and we therefore recommend you review the title deeds of the property with your solicitor.

Rights and Easements: This is an executor sale and we therefore recommend you review the title deeds of the property with your solicitor.

Flood Risk: According to the government long term flood risk website, the property is in an area at very low risk from river/sea and surface water flooding

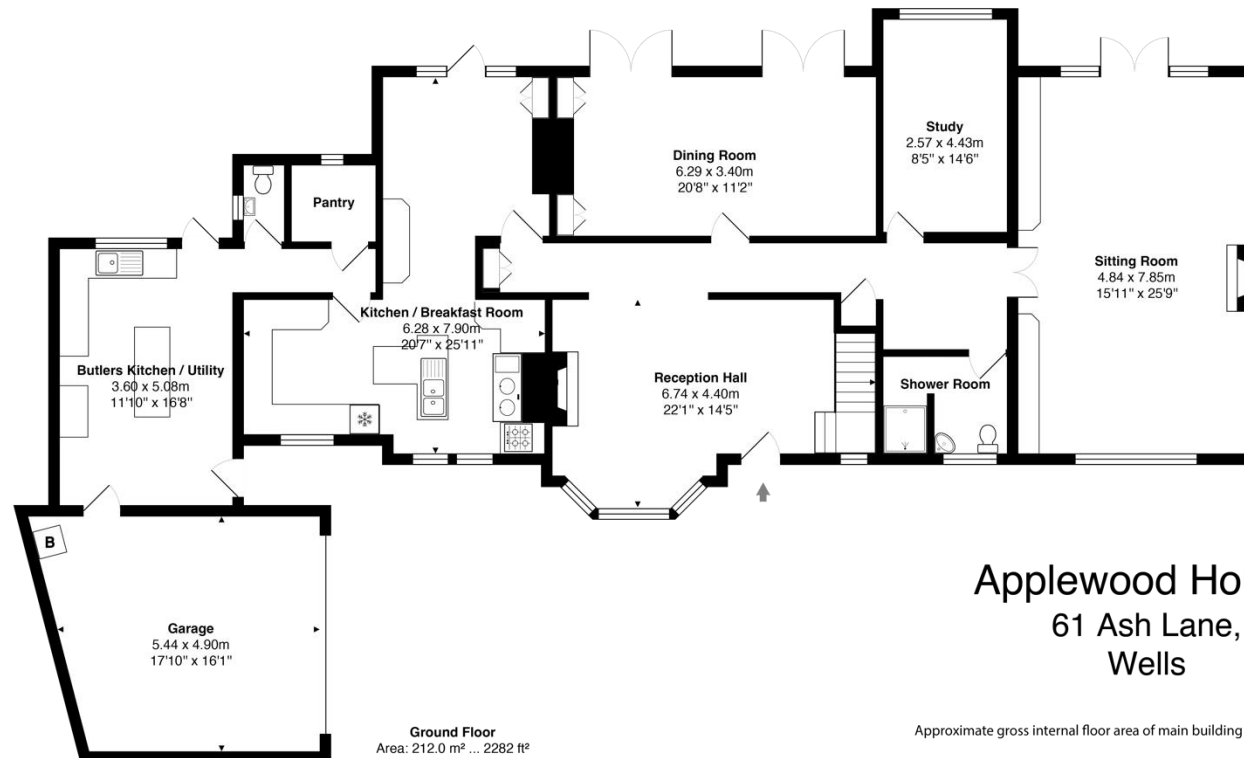
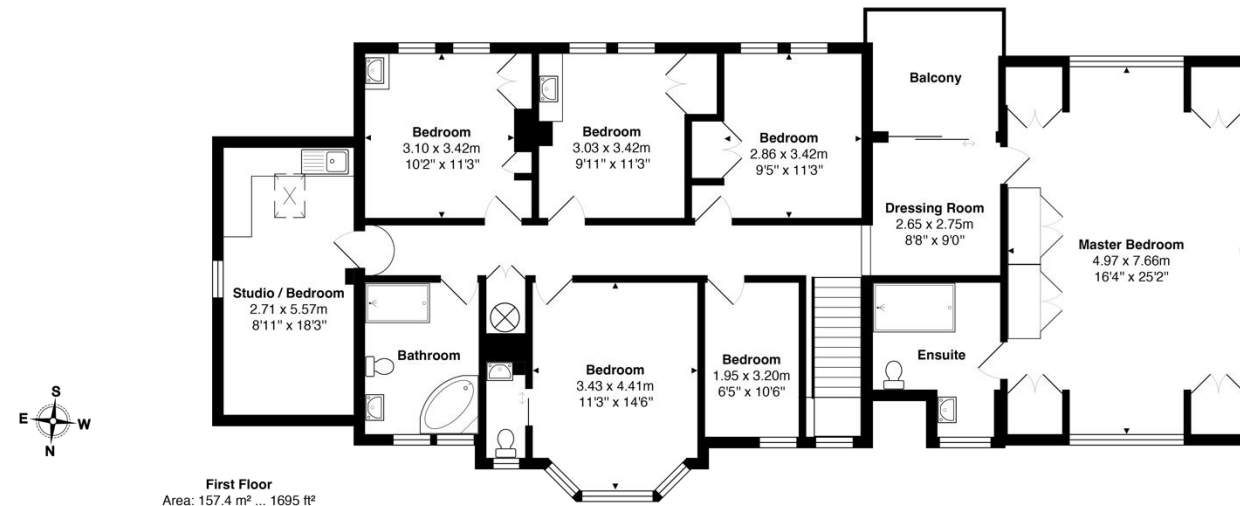
Coastal Erosion Risk: N/A

Planning Permission: This is an executor sale and therefore we recommend that you check the position with the local authority and your solicitor.

Accessibility/Adaptations: The property is currently adapted to cater for some degree of mobility impairment.

Coalfield Or Mining Area: N/A

Energy Performance Certificate: D



Applewood House, 61 Ash Lane, Wells

Approximate gross internal floor area of main building - 369.4 m² / 3,977 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.

Bruton & Shaftesbury

Fry's Halt
Station Road
Bruton, Somerset
BA10 0EH
Tel: 01749 605099
bruton@lodestoneproperty.co.uk

Wells

Melbourne House
36 Chamberlain Street
Wells, Somerset
BA5 2PJ
Tel: 01749 605088
wells@lodestoneproperty.co.uk

www.lodestoneproperty.co.uk

