





Asking Price £545,000

To View:

Holland & Odam

55 High Street, Wells

Somerset, BA5 2AE

01749 671020

wells@hollandandodam.co.uk



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Energy
Rating

D

Council Tax Band C



Services

Mains electricity, gas water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Pilgrim Cottage, 9 Silver Street | Wells | Somerset | BA5 1UN

Directions

From Wells High Street continue into Broad Street. Turn left into St John Street and right into Southover. Take the first turning left into Silver Street and the property can be found on the left hand side.

Description

Full of character and charm this three storey townhouse offers an amazing amount of flexible accommodation and a walled landscaped garden that could be in the countryside rather than the city centre. A really special house tucked away in the heart of the city and offered for sale with no onward chain complications.

A part glazed door opens into an entrance lobby with an inner door opening into the sitting room. This room has a magnificent beamed ceiling, an oak floor and a feature fireplace housing a multi-fuel stove. To the rear is a dining room with window and door to the rear garden and units made from reclaimed wood housing plumbing for washing machine and space for tumble dryer. Stairs to the first floor and access to a ground floor cloakroom/toilet. To the rear of the dining room is a light and airy kitchen with bespoke oak kitchen units incorporating an electric hob and double oven and a ceramic sink with mixer tap. Enjoying a double aspect there are patio doors onto the garden.

On the first floor there is a double bedroom with extensive fitted storage and an understairs cupboard, a bathroom with separate shower and a further bedroom with built-in storage leading onto a large roof terrace with views over the gardens of Silver Street and Southover. We are told the sunsets are fantastic from here. On the top floor there is a large master bedroom with a vaulted ceiling and exposed A-frame beams with access to an en suite bathroom (with the airing cupboard containing a gas fired combination boiler supplying central heating and hot water) and also leading to a further bedroom or dressing room (or perhaps an office) with two built-in cupboards.

Location

Silver Street is a wonderfully positioned no through-road within the heart of Wells: The Bishops Palace, its moat and gardens, and open fields are at its end, yet it also offers a short cut directly to the shops and ancient Market Place. Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c.11 miles) as well as Bristol and Bath. Bristol International Airport is c.15 miles to the north-west. Of particular note is the variety of well-regarded schools in both the state and private sectors in Wells and the surrounding area.





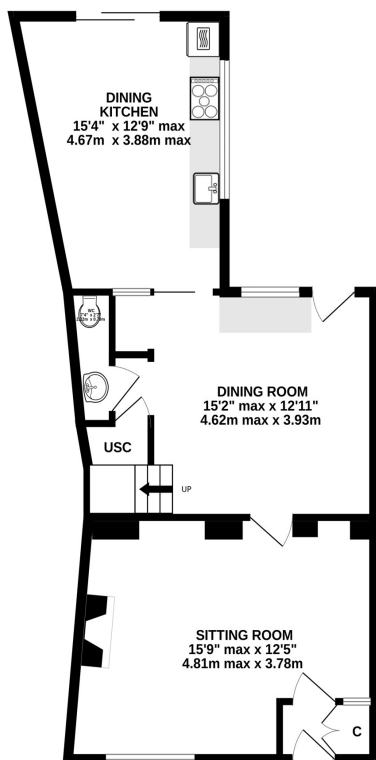
The west-facing rear garden is an absolute delight. Entirely walled it is a real sun trap with various seating areas dependent on the time of day. Enjoying a good degree of privacy the garden is level and enjoys an abundance of mature plants and shrubs including honeysuckles and climbing roses. At the end of the garden is a useful store shed. To the side of the kitchen is a wood store with sedum roof.



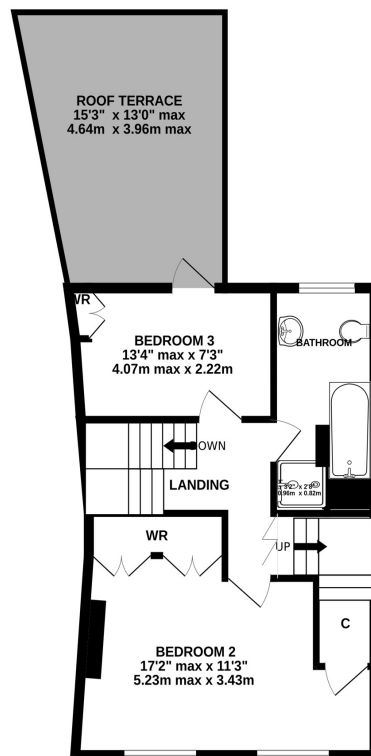
- Character-packed and flexible accommodation over three floors
- Walled and landscaped garden to the rear and a large first floor roof terrace
- Magnificent beamed ceiling to the sitting room with feature fireplace and multi-fuel stove
- Dining room with access to the garden and door to the ground floor cloakroom
- Dining kitchen with bespoke oak units with electric oven and hob and doors to the garden
- Master bedroom with en suite bathroom and dressing room (or 4th bedroom)
- Two/three further bedrooms and a further bathroom with separate shower
- Set in an historic street close to the city centre yet quiet and tucked away
- Conservation area but not Listed
- No onward chain



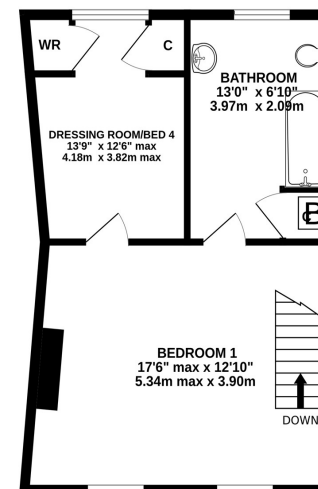
GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



2ND FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1497 sq.ft. (139.1 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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