





£885,000

To View:

Holland & Odam

55 High Street, Wells

Somerset, BA5 2AE

01749 671020

wells@hollandandodam.co.uk



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Energy  
Rating

TBC

Council Tax Band E & C



**Services**

Mains electricity, gas, water and drainage are connected. Gas central heating systems in main house and annexe .

**Local Authority**

Somerset Council

03001232224

somerset.gov.uk

**Tenure**

Freehold

## Directions

From the Wells Office, turn left and carry on along Broad Street and into Priory Road. At the roundabout take the third exit onto Strawberry Way. At the first set of traffic lights go straight across. At the next set of traffic lights turn right into Portway. At the next set of traffic lights turn left into Wookey Hole Road. Continue along Wookey Hole Road for approximately 400 metres and Number 61 can be found on your left hand side.

## Description

A substantial detached house set in a plot of c.0.5 acres with the added benefit of a detached annexe offering self-contained accommodation ideal for a dependent relative. The main house offers generous accommodation with a sense of character with plenty of parking and all within easy walking distance of the city centre and a number of schools.

The front door leads to a lobby area with a ground floor shower room off then into an inner hallway opening into the impressive reception hall with a panelled staircase and a door out onto the garden. At this point you realise that this is a little different to the property that you might expect from its unassuming facade! Off this generous space is a large sitting room with feature open fireplace, a family room enjoying a double aspect, a dining room with a further feature fireplace (not in use) which in turn leads to a conservatory overlooking the gardens, a study or snug with extensive fitted book shelves, a fitted kitchen with double aspect and ample space for a table and finally a utility room with gas fired boiler for the central heating and hot water and with a door to the garden.

On the first floor the master bedroom has a double aspect with extensive fitted storage and a dressing area and en suite shower room, second bedroom with fitted storage and wash hand basin, bedroom three with a dressing room or study off and a fourth bedroom with access to under eaves storage.

Opposite the main house is The Lodge. Converted from a former garage this offers a large open plan ground floor with double aspect living area with a log burner and understairs cupboard housing a gas fired boiler for the radiators and hot water of the annexe. To the rear steps lead down into a kitchen with integrated fridge freezer, dishwasher and washing machine. There are french doors out onto an area of south facing garden allocated to the Lodge. On the first floor there are two double bedrooms, a single bedroom or study/dressing area and a family bathroom. Please note that the Lodge is ancillary accommodation to Foxcroft and is for the use of family and friends rather than letting.

## Location

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.





To the front of the property a gravelled driveway gives access to Foxcroft and the annexe and provides parking for a number of cars. There is a lawned area to the front of the main house with a pond. To the side and rear there are generous gardens mainly lawned garden which enjoy a southerly aspect. The majority of the neighbouring properties are bungalows which help to maintain a good degree of privacy for the grounds of the property. The annexe has its own dedicated area of garden which is also south-facing. Set in a plot of c.0.5 acres.

- Reception hall with door out onto a terrace overlooking the garden
- 4 reception rooms within the main house
- Fitted kitchen with ample space for a table and a utility room
- Ground floor shower room which could enable ground floor living
- 4 double bedrooms (1 with en suite) and a family bathroom
- Detached annexe (formerly a garage) with large living room, kitchen, 3 bedrooms and a bathroom offering ancillary accommodation
- Ample parking for a number of cars and set in a plot of c.0.5 acres





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**FINANCIAL SERVICES :** Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01749 671020 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. \*

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