



£265,000

*At a glance...*



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**holland  
& odam**

Flat 3  
Hippisley House  
South Horrington  
Wells  
Somerset  
BA5 3BL

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

01749 671020

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)



## Directions

From Wells proceed out of the town along the Bath Road. Turn right at the signpost for East Horrington passing Wells Golf Course. Take the next left into Gilbert Scott Road and follow the road up the hill and around the left hand bend and the property can be found on the right hand side.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Leasehold  
Estate/Management Charges £2315.68 p.a.  
Length of Lease 999 years from 1995  
Ground Rent £75 p.a.



## Location

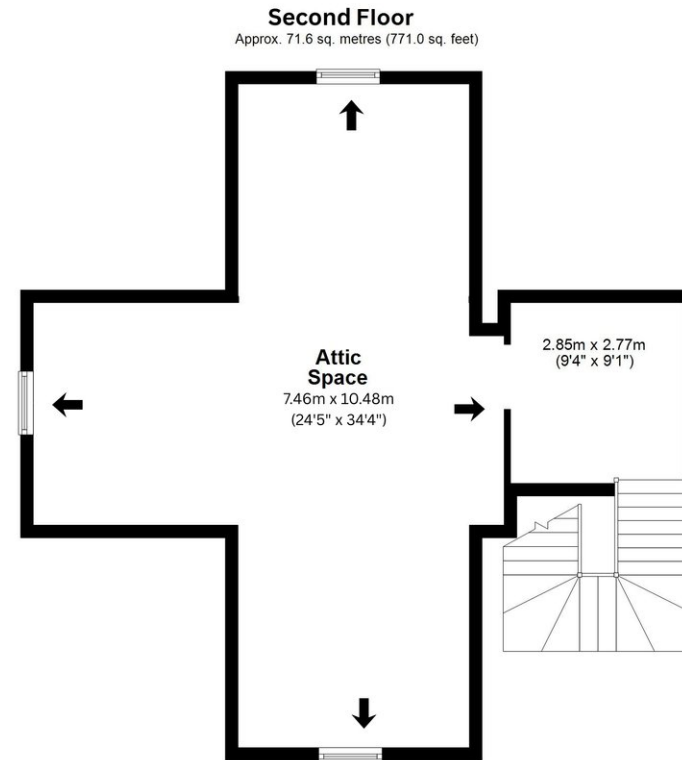
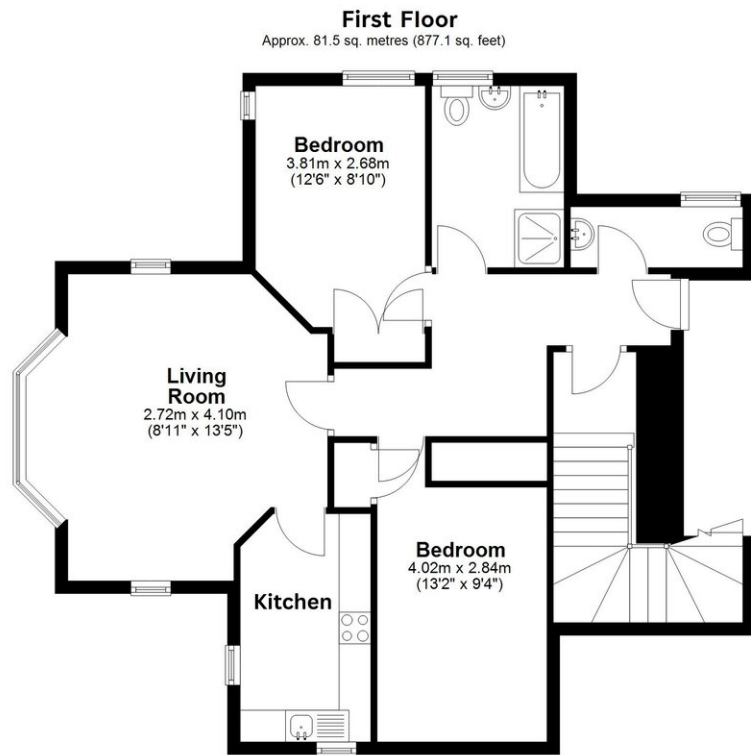
Situated within a Grade II listed former hospital in a sought after village on the outskirts of Wells. To the south of the site there is a cricket pitch with Wells Golf Course beyond. Wells is the smallest Cathedral city in England and offers a wide choice of shops and facilities including a particularly good range of schools (both state and private). Bristol and Bath lie c.22 miles to the North and North East respectively.

## Insight

A Grade II listed two bedroom first floor flat with a lovely outlook over the south facing grounds. Offering vast potential for conversion (subject to the necessary consents) as there is a staircase leading into the attic which is the same footprint as the flat.

- Spacious triple aspect sitting / dining room with plenty of natural light
- Two double bedrooms both having built in wardrobes and ample room for bedside tables
- Double aspect kitchen with a good amount of wall and base units
- Large bathroom with a separate shower cubicle
- Extensive attic space with an original stone staircase leading up. Offering vast potential for conversion opportunities subject to the necessary consents
- Gas central heating
- Countryside walks right on the doorstep and close to Wells Golf Club
- Allocated parking space with plenty of visitors' parking nearby





Total area: approx. 153.1 sq. metres (1648.1 sq. feet)

This floor plan provided by Home Circle Property is for illustrative purposes only. If there is any area where accuracy is required please contact the appropriate agent for clarification. Plan produced using PlanUp. Details shown on this floor plan including all measurements, areas and proportions cannot be guaranteed by either the provider or market/letting agent and should not be relied upon. If there is any area where accuracy is required please contact the appropriate agent for clarification.

flat 3, south Horrington, -

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