

holland&odam

2 Gilbert Scott House | South Horrington | Wells | BA5 3BJ







£495,000

To View:

Holland & Odam

55 High Street, Wells

Somerset, BA5 2AE

01749 671020

wells@hollandandodam.co.uk

	5
	3
	2
Energy Rating	D
Council Tax	E

Services
Mains electricity, gas, water and drainage are connected. Gas central heating system. Grade II Listed

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Leasehold
Length of Lease - 999 years from 1/1/1995
Service Charges £2,303 p.a.
Ground Rent £75 p.a.

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Directions

From Wells proceed out of the town along the Bath Road. Turn right sign posted East Horrington passing the golf course on the right. Take the next turning left into South Horrington (Gilbert Scott Road). Follow this road across the front of the main building where Gilbert Scott House will be found in the middle of the building.

Location

Situated within a Grade II listed former hospital now forming a 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 (including Waitrose) 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.

Description

One of the largest units within the conversion of this Grade II Listed former hospital and created from part of the original reception area to the building. Set over three floors with versatile and generous accommodation this would lend itself to a large family or perhaps a multi-generational scenario. No onward chain.

An impressive porch with entryphone system gives access to a large communal hallway shared with three other properties and having a useful shared, secure storage facility on the first floor suitable for bikes, golf clubs etc. A solid door opens into the private entrance hall with wooden floor and stairs to both the first and lower ground floors. The double aspect sitting room is at the front of the property with shuttered windows and a high corniced ceiling. Double doors open into a dining room with another shuttered window and a door leads conveniently though to the well appointed kitchen fitted with a range of wall and base units with granite work surfaces over, double belfast sink (with a view over the grounds from the window in front) and appliances including a Rangemaster dual fuel cooker with gas hob and electric ovens, dishwasher, fridge and extractor hood. Another door leads back to the hallway where you will find a ground floor shower room with toilet and hand-basin. Adjacent is a large utility cupboard with freezer and ample space for household and cleaning equipment.

On the lower ground floor there is a cloakroom with W.C. and hand basin off the hall with three rooms currently used as a music room (with door to the grounds and enjoying a double aspect), an office/occasional bedroom (with extensive built-in furniture including a cabin bed) and a playroom or bedroom (also with a door to the grounds). This floor could be configured perhaps as a self-contained annexe.











On the first floor landing there are two built-in storage cupboards and three double bedrooms (all with built-in wardrobes) and the master bedroom enjoying a dual aspect with far reaching views and an en suite shower room. There is a family bathroom with corner spa bath and also fitted with space and plumbing for a washing machine as well as an airing cupboard.

Outside there is an allocated parking space and adjacent visitor parking space with ample visitors' parking directly opposite. Set in well maintained gardens and grounds running to the front of the building which this property has direct access to. Further secure storage within the communal landing suitable for bikes/golf clubs.

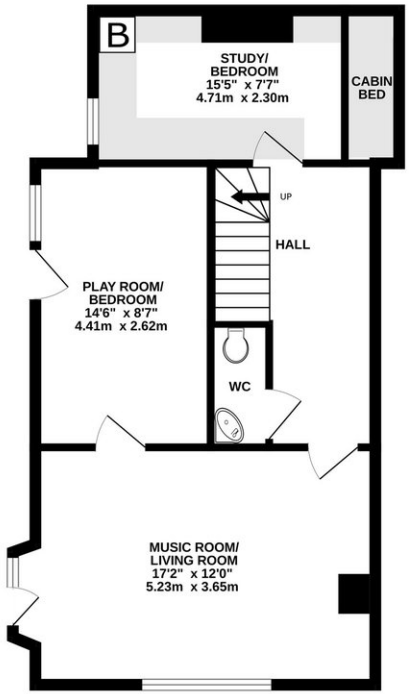
- Formed from the impressive original main entrance to this significant building and set over three floors
- One of the largest, single units on the development. No onward chain complication.
- Access to the grounds from ground and lower ground floors
- Versatile and flexible accommodation on a generous scale with live/work or annexe potential
- Located in a popular and secure area. Ideal as a lock up and leave property and could be purchased fully furnished.
- Wonderful views to the south and west and enjoying a lovely sense of calm
- Set in park-like, maintained grounds with an allocated parking space directly outside plus adjacent visitors parking and futher parking spaces opposite.
- Double glazed windows throughout (unusual for this development) with many of the windows also having shutters. Gas fired central heating
- Beautifully maintained throughout during the last 25 years by the present owner with masses of built-in and fitted storage. **Further secure storage on the communal landing suitable for bikes/golf clubs.**
- Definitely must be viewed to be fully appreciated.



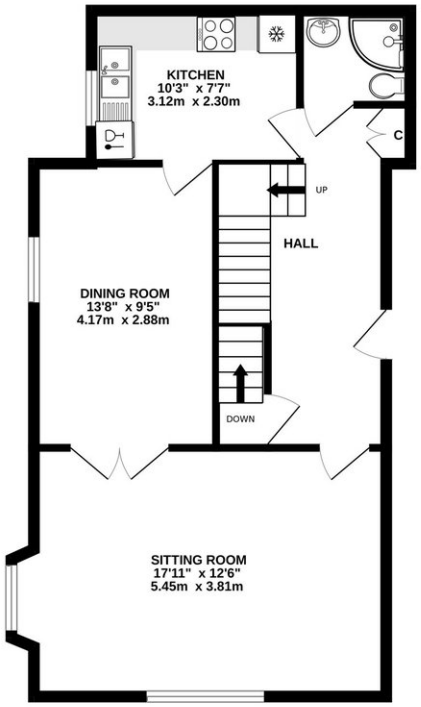




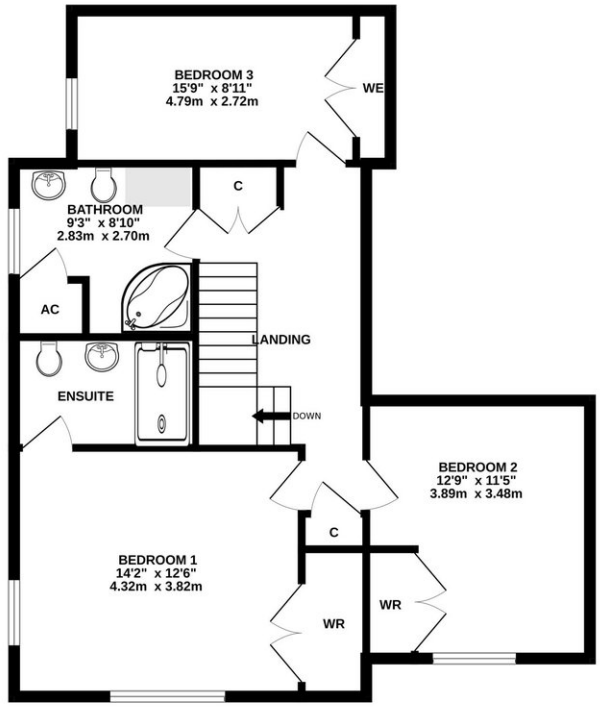
LOWER GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



FIRST FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 1917 sq.ft. (178.1 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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