



£475,000

At a glance...



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**holland
& odam**

Jasmine Cottage
4 Giles Farm
Gilbert Scott Road
South Horrington
Wells
Somerset BA5 3BW

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

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. Take the first turning right and the property can be found on the left hand side.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system via a combination boiler.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
No management charges



Location

Situated within the grounds of 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.

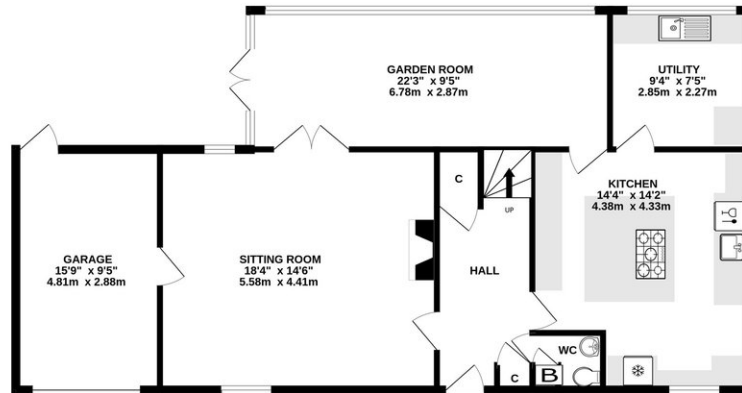
Insight

A stylish barn conversion on the edge of popular South Horrington. Rarely available each property is unique and 4 Giles Farm has been extensively extended and upgraded over the years. Off road parking in addition to an integral garage which could offer further accommodation (stpp).

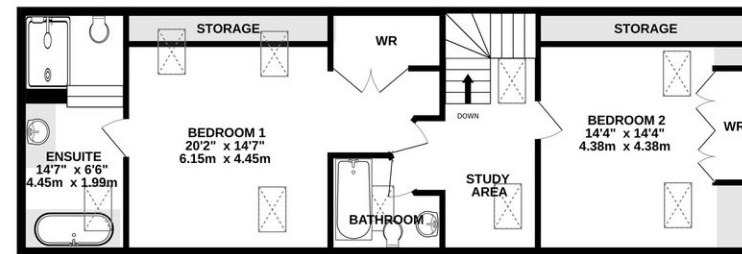
- Entrance hall with cloakroom and built-in storage
- Double aspect sitting room with feature fireplace (gas fire inset)
- Garden room with hardwood flooring and large enough to be a multi-purpose room
- Kitchen with dining area and central island with gas hob and electric oven and offering extensive storage
- Utility room with space for washing machine and tumble dryer in addition to a further sink
- First floor landing with study
- Two double bedrooms both with extensive fitted storage
- Luxurious en suite to the main bedroom with double ended bath, separate shower and fitted storage
- Family bathroom with shower over the bath
- The rear garden has been terraced over three levels and designed for easy maintenance with a lovely outlook over open countryside. Various seating areas including a Gaudi-esque bench



GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



1ST FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 1816 sq.ft. (168.7 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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