

LODESTONE



8 Portway Avenue, Wells





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BA5 2QF

Guide Price: £800,000

4 
Bedrooms

1 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Beautifully extended open-plan kitchen, dining and living space.
- Situated in a highly desirable and secluded cul-de-sac close to the centre of Wells
- Landscaped, low-maintenance rear garden with views towards St Cuthbert's Church
- Detached garden studio ideal for home working, creative use or additional living space.
- Three generous double bedrooms
- Driveway parking, garage and excellent ancillary spaces including study and utility





Set within one of Wells' most desirable residential areas, this beautifully presented four bedroom detached home offers a rare combination of generous living space, thoughtful modern improvements and a peaceful setting, all within easy reach of the city centre.

Entering the property, you are welcomed into a spacious entrance hall with plenty of room for coats and shoes, along with a convenient cloakroom. From here, the house unfolds naturally and with a pleasing sense of balance between traditional and open-plan living. To the front, the sitting room is a calm and inviting space, filled with natural light from a bay window and complemented by a further side aspect. A feature log burning stove provides a focal point, giving the room a cosy and comfortable feel – ideal for quieter evenings or as a retreat from the more sociable areas of the house.

As you move through to the rear, the property opens beautifully into what is undoubtedly the heart of the home. The kitchen has been immaculately extended to create a substantial open-plan kitchen, dining and living space, thoughtfully designed for modern family life. This is a wonderfully light and expansive room, where clearly defined zones for cooking, dining and relaxing flow seamlessly together while still retaining a sense of structure.

The kitchen itself is well-appointed, offering ample storage and preparation space, and is perfectly positioned to remain connected to both the dining and living areas. The dining space comfortably accommodates a large table, making it ideal for gatherings and entertaining, while the living area provides a relaxed setting to enjoy views out to the garden.

Wide openings and generous glazing draw in natural light throughout the day and create a strong visual and physical connection to the outside, allowing the space to extend effortlessly into the garden during warmer months.







Supporting the main living areas, a separate utility room provides excellent additional storage and space for appliances, helping to keep the main kitchen area uncluttered and functional.

A further bedroom downstairs offers valuable flexibility, currently serving as a home office but equally suited to use as a bedroom, playroom, snug or hobby room depending on individual needs.

Upstairs, a generous landing leads to three well-proportioned double bedrooms. The principal bedroom is particularly spacious, benefitting from a dual aspect and built-in storage, while the remaining bedrooms are equally bright and comfortable, offering flexibility for family life, guests or further workspace. A well-sized family bathroom serves the first floor.

Studio

A particularly appealing addition is the detached studio located within the garden. This versatile space lends itself perfectly to a variety of uses, whether as a home office, music room, creative studio or a dedicated area for older children.

Outside

The rear garden has been thoughtfully landscaped to create a low maintenance yet highly attractive space. A terrace provides the ideal setting for outdoor dining and entertaining, while the garden enjoys a good degree of privacy along with delightful views back towards St Cuthbert's Church – a subtle but special reminder of the home's setting within this historic city.

To the front, there is off-road parking and access to a garage, completing what is a highly practical and well-balanced home.





Situation

Wells is the smallest Cathedral city in England and offers all the usual amenities that you would expect including banks, doctors' surgeries, dentist, a selection of primary schools and the excellent Blue School and Wells Cathedral School.

The High Street is vibrant with a small selection of chain stores such as Boots and Waterstones, plus a variety of independent shops, restaurants and pubs. There is a twice weekly market offering good local produce, delicious fresh fish, meat products and a variety of street food.

Wells also has a choice of supermarkets including Waitrose, Tesco, Morrisons and Lidl. At the very heart of the city is the stunning mediaeval Cathedral with its Chapter House and adjacent Vicars' Close: the oldest street of houses in Europe still used for the purpose for which they were built. The Market Place offers a superb cafe culture when the weather is fine, with tables and chairs set out amongst the fabulous architecture and historic buildings.

Wells is fast becoming the South West's go-to place for festivals with its annual food, literary, contemporary art, garden, comedy and theatre festivals. There are regular live-music events in both the Cathedral and Cedar's Hall, the auditorium of the famous Wells Cathedral School. There are regular shows in Wells' Little Theatre and a multi-screen cinema. Other local attractions and amenities include the well-known Bath and West Show Ground just a few miles away, home to the annual Bath and West County Show and many other exhibitions as well as regular antiques markets.

The cities of Bath and Bristol are within commuting distance and there is a main line railway station at Castle Cary (13 miles away) with direct links to London Paddington, journey time 1hr 40 mins. Street and Glastonbury are 20 minutes away and Bristol airport is an easy 30-minute drive.

Viewing by appointment only.

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council

Council Tax Band: E

Guide Price: £800,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains Supply

Water Supply: Mains Supply

Sewerage: Mains Drainage

Heating: Gas Fired Central Heating including some underfloor

Broadband: Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Garage and driveway parking.

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: We are not aware of any significant/material restrictions, but we would recommend you review the title/deeds of the property with your solicitor.

Rights and Easements: We are not aware of any rights or easements impacting this property however we would suggest this is reviewed with your conveyancing solicitor.

Flood Risk: According to the following website <https://check-long-term-flood-risk.service.gov.uk/risk#> the property is at very low risk of flooding from surface water or rivers and the sea

Coastal Erosion Risk: N/A

Planning Permission: We are not aware of any undecided planning applications within the vicinity of the property but your solicitor can advise as this matter can alter

Accessibility/Adaptations: N/A

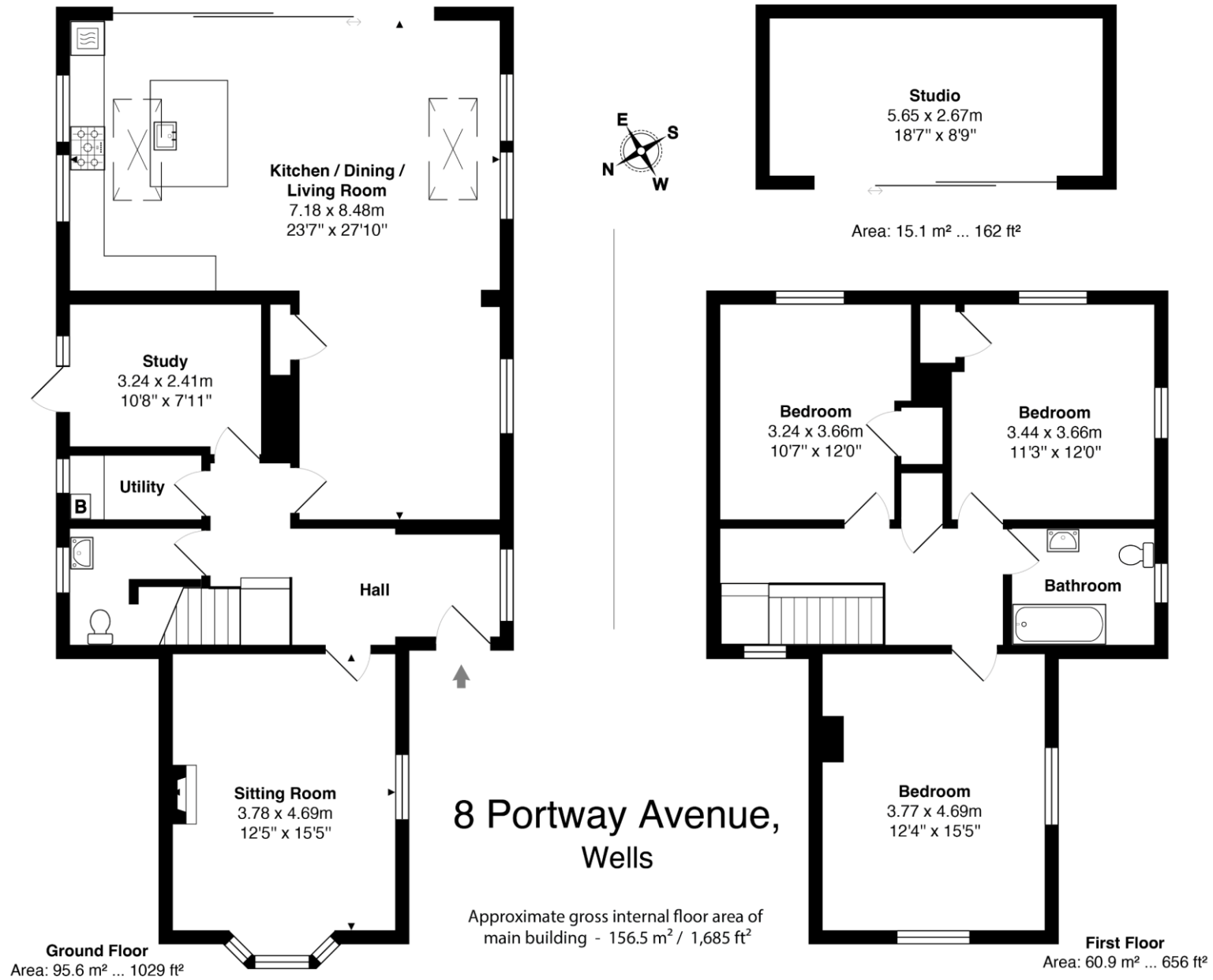
Coalfield Or Mining Area: N/A

Energy Performance Certificate: D

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.





Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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