

LODESTONE



The Hollies, Wells





The Hollies, Wells

BA5 2LQ

Guide Price: £1,250,000

6 
Bedrooms

2 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Grade II listed Georgian town house in central Wells
- Superb potential to create a wonderful family home
- Attached self contained annexe
- Easy walk to Wells market place and Cathedral
- Stunning reception rooms
- Six large bedrooms in the main house
- Pretty, well established garden
- Well-proportioned accommodation





With its distinguished legacy providing a home to Heads of Wells Cathedral School for many years, Grade II listed, The Hollies, in the small Somerset City of Wells, is ready for its next chapter. Undoubtedly one of Wells' finest houses, its proportion and balance are classically Georgian with many original features respected and maintained over the years offering today a wonderfully authentic period house with much of its integrity intact. The Hollies sits sedately on New Street welcoming visitors into a beautiful entrance hall where large traditional flagstones run throughout the ground floor to the kitchen which lies at the rear.

Much of the style of the Georgian era is evident, with Dado rails, decorative corncicing and panelling. Off to the left two beautiful reception rooms can be opened up as one room via a set of doors or used separately as a drawing room and dining room. Each has an open fireplace with an impressive marble surround setting the tone in the drawing room. The proportions and décor are complemented by a pair of twelve pane sash windows with working shutters in the drawing room and in the dining room an impressive sixteen pane sash window with fixed panes on either side allowing views of, and light from the garden, to flood the rooms. Two symmetrical arched alcoves either side of the fireplace in the dining room soften the angular lines and overall, the feeling is of timeless elegance and a well lived in home.



Leaving the formal reception rooms via the drawing or dining room, the hallway connects to a practical hub of understairs coat cupboard, WC, and a domestic store cupboard before continuing to the kitchen. Clean practical lines and plenty of room for a dining table are joined by a walk-in pantry and utility room. The shaker style units are topped with Beech block wood work surfaces and a Belfast sink adds to the traditional look.

A classically elegant staircase rises to the first floor where three beautifully proportioned bedrooms are joined by a large bathroom and an additional





separate WC. There is a smaller room which could be ideal as a small study or hobby room.

The staircase rises again to the second floor where a further three bedrooms and family bathroom provide a perfect place for older children or this floor would be very appealing configured as a guest suite.

Hollies Cottage

Attached to The Hollies and situated within its garden is Hollies Cottage which would, subject to any necessary consents, combine well with the main house and it is possible that originally there was access between the two properties. Either separately or with access instated from the main house, Hollies Cottage would provide perfect annexed accommodation for a dependent relative or family member, it could also potentially be let. There is separate access from New Street into the garden of The Hollies with Hollies Cottage having its own front door. The accommodation currently comprises three bedrooms, a sitting room, bathroom, kitchen and utility area and cellar. Both The Hollies main house and Hollies Cottage provide a wonderful opportunity for new owners to personalise how the accommodation is used and to update the décor. Hollies Cottage particularly requires some maintenance. The property would make a wonderful family home or a refined residence for someone wanting to make the wonderful small city of Wells their home.

Outside

A lovely garden laid mainly to lawn has been carefully maintained and comprises well stocked borders of well-established shrubs and herbaceous planting which borders the natural stone wall to the left. Hollies Cottage borders the garden to the right and is softened with a similar planting style. This is a perfectly proportioned garden for the position of the property and provides plenty of scope for a keen gardener.



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 Bishop of Bath & Wells still lives in the adjacent Bishop's Palace.

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. Golfers have a wide choice of golf clubs – Wells Golf Club, Mendip Golf Club with its amazing views, Wedmore Golf Club and for those seeking a real challenge, Burnham on Sea Golf Club. Sailing and fishing can be found on the Chew Valley and Blagdon Lakes. 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.

Directions

Postcode : BA5 2LQ

what3words : define.respect.geologist

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: F

Guide Price: £1,250,000

Tenure: Freehold

PART B

Property Type: End of Terrace

Property Construction: Standard

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

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas fired central heating

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: On-street

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: There is a covenant dated 1955 and we recommend that this is discussed with your conveyancing solicitor.

Rights and Easements: There are rights in deed dated 24 September 1974 we would recommend that you review the Title/ deeds with your solicitor.

Flood Risk: The property has never flooded

Coastal Erosion Risk: N/A

Planning Permission: There are currently no pending planning permissions which might affect the property however this situation can change at any time and your conveyancing solicitor will confirm an updated position during the searches process.

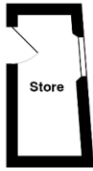
Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: N/A

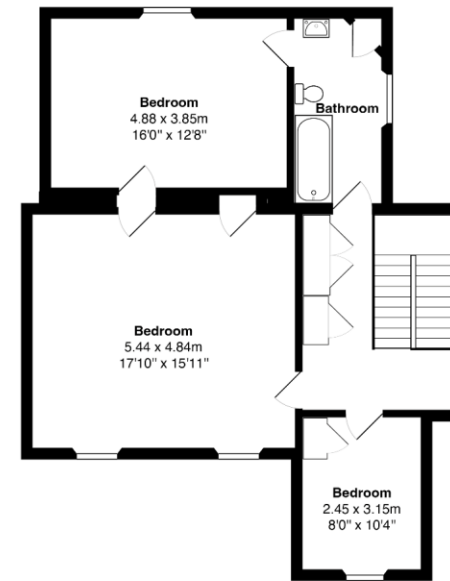
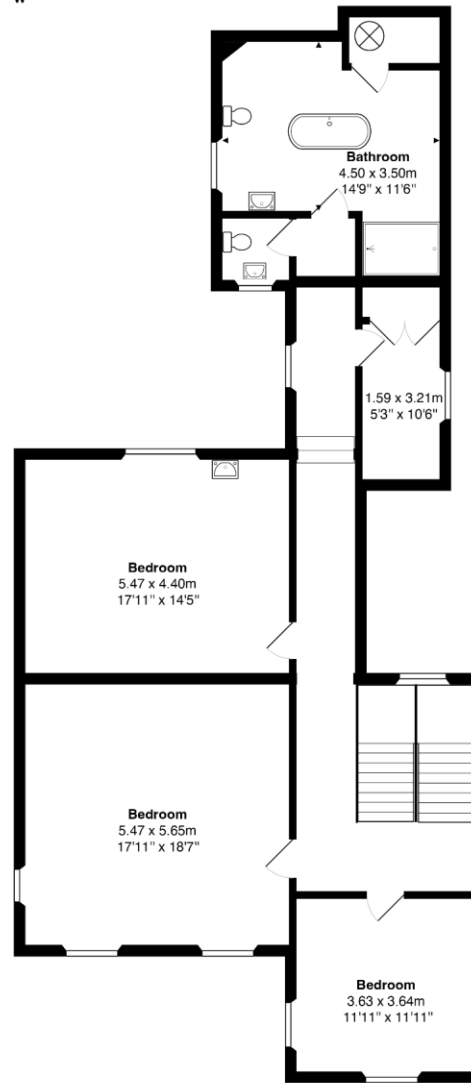
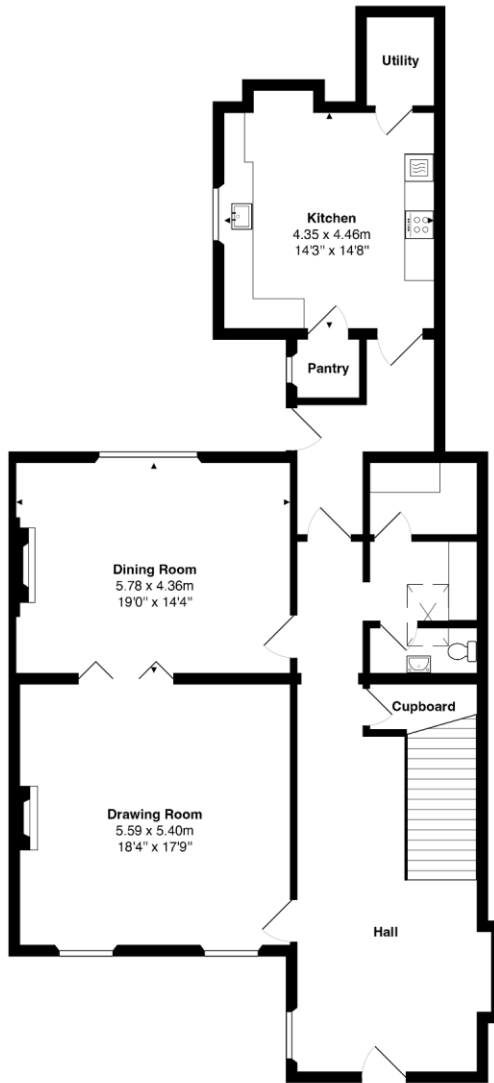
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot 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.

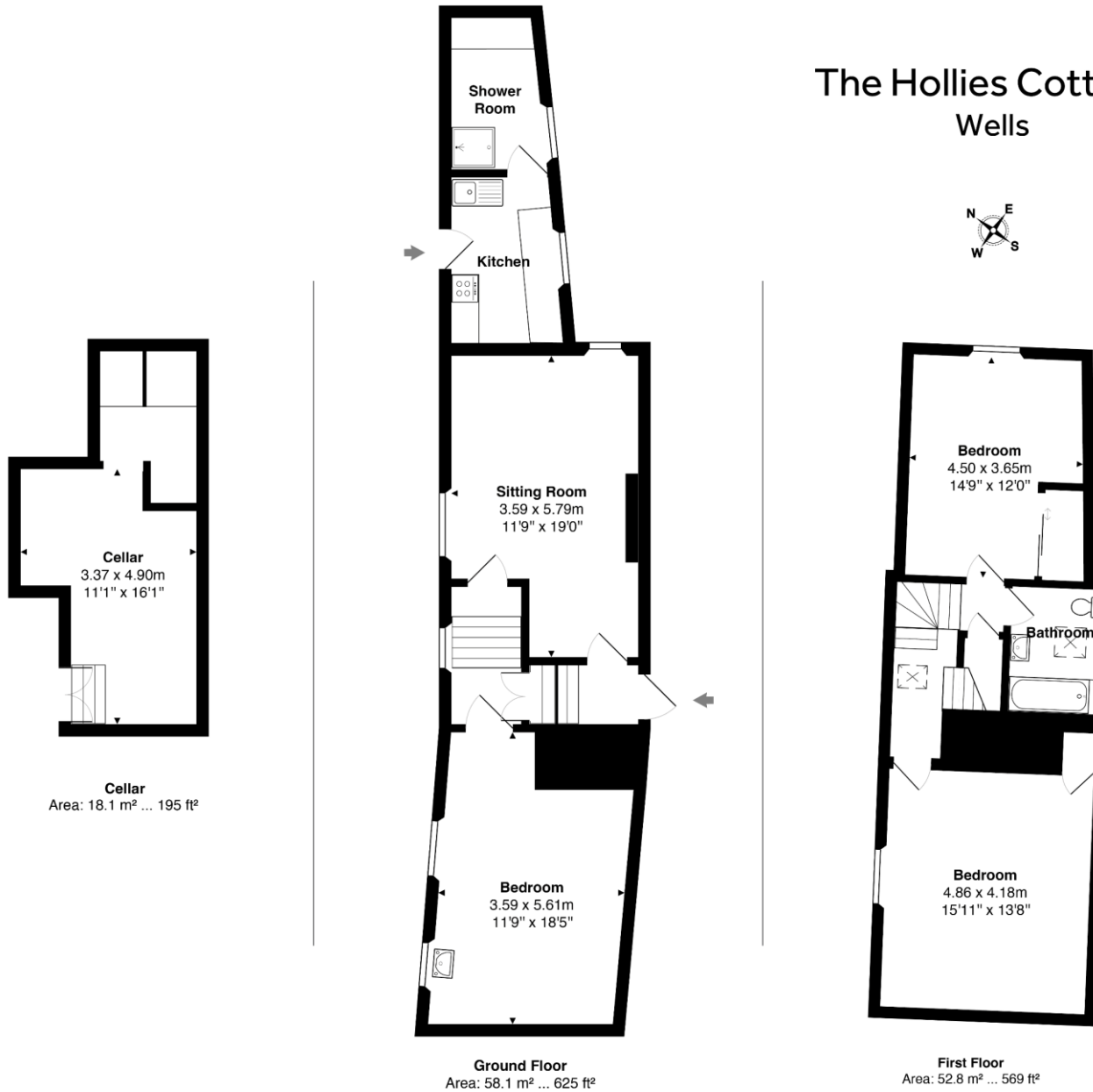


The Hollies, 14 New Street, Wells

Approximate gross internal floor area of main building
- 336.6 m² / 3,624 ft²



The Hollies Cottage, Wells



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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