

# LODESTONE



69 Milton Lane, Wells





# 69 Merton Lane, Wells

BA5 2QT

Guide Price: £875,000

4

Bedrooms

2

Bathrooms

2

Receptions

## PROPERTY FEATURES

- Elevated position with stunning views
- Walking distance to Wells city centre
- Four bedrooms
- Outdoor swimming pool heated with Air Source heat pump
- Solar panels with battery storage
- Kitchen dining area with access to the garden
- Superb lay-out
- Well established garden



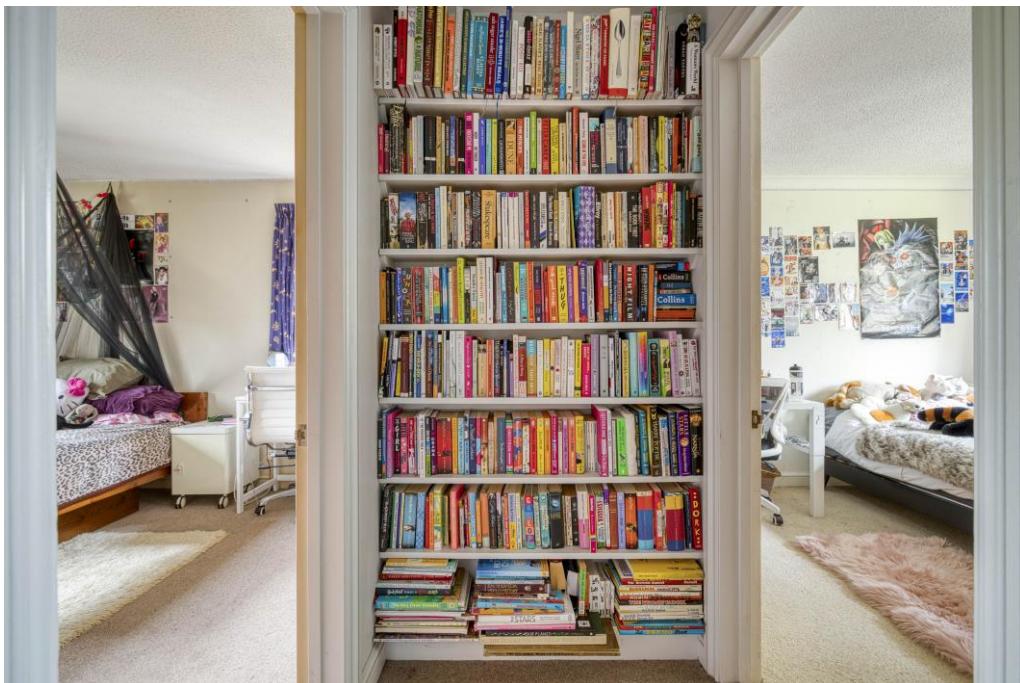


Situated in a wonderfully elevated position on the very sought after Milton Lane in Somerset's beautiful city of Wells. Number 69, Milton Lane offers a rare opportunity to enjoy a peaceful and stunning location whilst remaining within walking distance of Wells' historic city centre. The property welcomes with a light and spacious interior all in beautiful order and combining a superb layout with a stylish contemporary edge. External woodwork painted in Farrow and Ball's Off Black gives a smart look on approach to the house and an enclosed glazed entrance porch provides for coats and shoes while allowing light to flood into the hallway. The property is cleverly designed with spacious reception rooms off to the right and the clean lines of an on-trend plywood kitchen looking out over the rear garden and beautiful views at the rear.

The bedrooms off to the left are at a slightly lower level creating a pleasing distinction from the living accommodation. This is a fantastic family home where in the warmer months the inside and the freedom to enjoy the space outside can be accessed from multiple points in the house. From both reception rooms and the kitchen there are doors to the garden as well as useful access out of the utility room too. From the entrance hallway a sitting room looks out over private land to the front of the property, sliding doors open-up the room to the garden and an integrated gas fire keeps the room cosy in the cooler months.

There is access to the kitchen and internal double doors open the sitting room up to the triple aspect living room. From the living room there are views of the outside pool and entertaining area and double doors open to the garden. A second integrated gas fire adds warmth when needed. The kitchen is accessed from the entrance hall and the sitting room and is well fitted with a comprehensive range of wall and larder cabinets. The stylish simplicity of the plywood cabinets are finished with white Corian worktops and a gas hob with electric oven are included with a dishwasher. There is plenty of space for a dining table making this a perfect spot for family suppers and entertaining. From the kitchen there are fantastic far-reaching views towards Glastonbury Tor and sliding doors open onto a sheltered terrace providing the perfect spot for outdoor dining in this attractive southwest facing garden.





Returning to the entrance hall a short run of steps leads down to the main bedroom with en-suite shower room, three further bedrooms and a family bathroom. All the bedrooms are light and pleasant spaces with the three larger rooms benefitting from fitted wardrobe space. The smaller bedroom is currently set up as a study. The large loft space would be ideal for conversion subject to the usual consents and there is a precedent on Milton Lane for this type of development. The eco-credentials are in place here too with solar panels connected to battery storage, solar thermal tubing providing hot water, and an air source heat pump to heat the swimming pool.

#### Outside

Set in approximately a third of an acre, the garden offers different areas each with its own style. These garden rooms make the most of the existing natural boundaries consisting of English Yew and natural stone walls that combine with smart timber fencing to provide a high degree of privacy. Off the lane there is parking for up to three cars and fabulous double garage with automated doors and power connected. Steps rise from the lane to the front of the property where a deep paved area provides a wonderful space for enjoying the rural views to the front. Raised vegetable beds and established trees add structure and interest to the front. A paved path leads around the property with wider terraces providing attractive seating areas. At the rear there are far reaching views across the small city towards Glastonbury Tor which are framed by well-established trees at the garden boundary. An outdoor swimming pool terrace is perfectly set up for lazy summer days with a pool cabin housing a shower and WC and there is plenty of scope here for outdoor furniture and BBQ. The garden is set up for the enthusiast to enjoy, with a greenhouse for over wintering tender plants or bringing on seedlings and with many delightful established shrubs and trees providing year round interest.

#### Situation

The ancient city of Wells is situated in the beautiful Somerset countryside surrounded by the picturesque Mendip Hills to the north and Somerset levels to the south. At the very heart of the city is the stunning medieval Cathedral with its Chapter House and adjacent Vicars' Close.



The Bishop's Palace, home for over 800 years to the Bishop of Bath and Wells is surrounded by a beautiful moat with resident swans and over 14 acres of stunning gardens.

Wells offers all the amenities you would expect from a city including banks, doctors' surgeries, dentist, a selection of primary schools and the excellent Blue School and Wells Cathedral School. The busy and vibrant High Street with its historic market square offers a small selection of chain stores such as Boots and Waterstones, plus a variety of independent shops, restaurants and pubs. The twice weekly market provides an excellent opportunity to buy good local produce, delicious fresh fish, meat products and a variety of street food. There is also a good choice of supermarkets including Waitrose, Tesco, Morrisons and Lidl. Historic Wells is now becoming Somerset's go-to place for its annual food, literary, contemporary art, garden, comedy and theatre events. There is a regular programme of live-music in both the Cathedral and Cedar's Hall, the auditorium of the famous Wells Cathedral School as well as shows at the Wells' Little Theatre and an independent multi-screen cinema. Other local attractions and amenities include the well-known Bath and West Show Ground.

Bruton, now firmly on the map and home to The Newt, Somerset's finest country estate as well as Hauser and Wirth, a world-renowned contemporary art gallery are both within a 30-minute drive. 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 and there are endless opportunities for cyclists of all abilities to enjoy the natural beauty of the stunning Somerset levels and nature reserves. A minor injuries unit is close at hand being situated at Shepton Mallet Community hospital or West Mendip Hospital. 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.

#### Directions

Postcode BA5 2QT

what3words ///courtyard.bill.should

**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:** F

**Guide Price:** £875,000

**Tenure:** Freehold

### PART B

**Property Type:** Detached Bungalow

**Property Construction:** Standard

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

**Electricity Supply:** Mains plus solar panels with battery storage

**Water Supply:** Mains

**Sewerage:** Mains

**Heating:** Gas Fired Central Heating plus solar thermal tube for hot water

**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:** For up to three cars plus garaging for two

### 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 restrictive covenant in place in favour of the immediate neighbour to the right as you look at the property from the road. We would recommend that you review the details of this covenant with your solicitor.

**Rights and Easements:** We are not aware of any rights or easements in regard to this property, however we would recommend that you review the Title/deeds with your 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 sea water

**Coastal Erosion Risk:** N/A

**Planning Permission:** We are not aware of any undecided planning applications within the vicinity of the property.

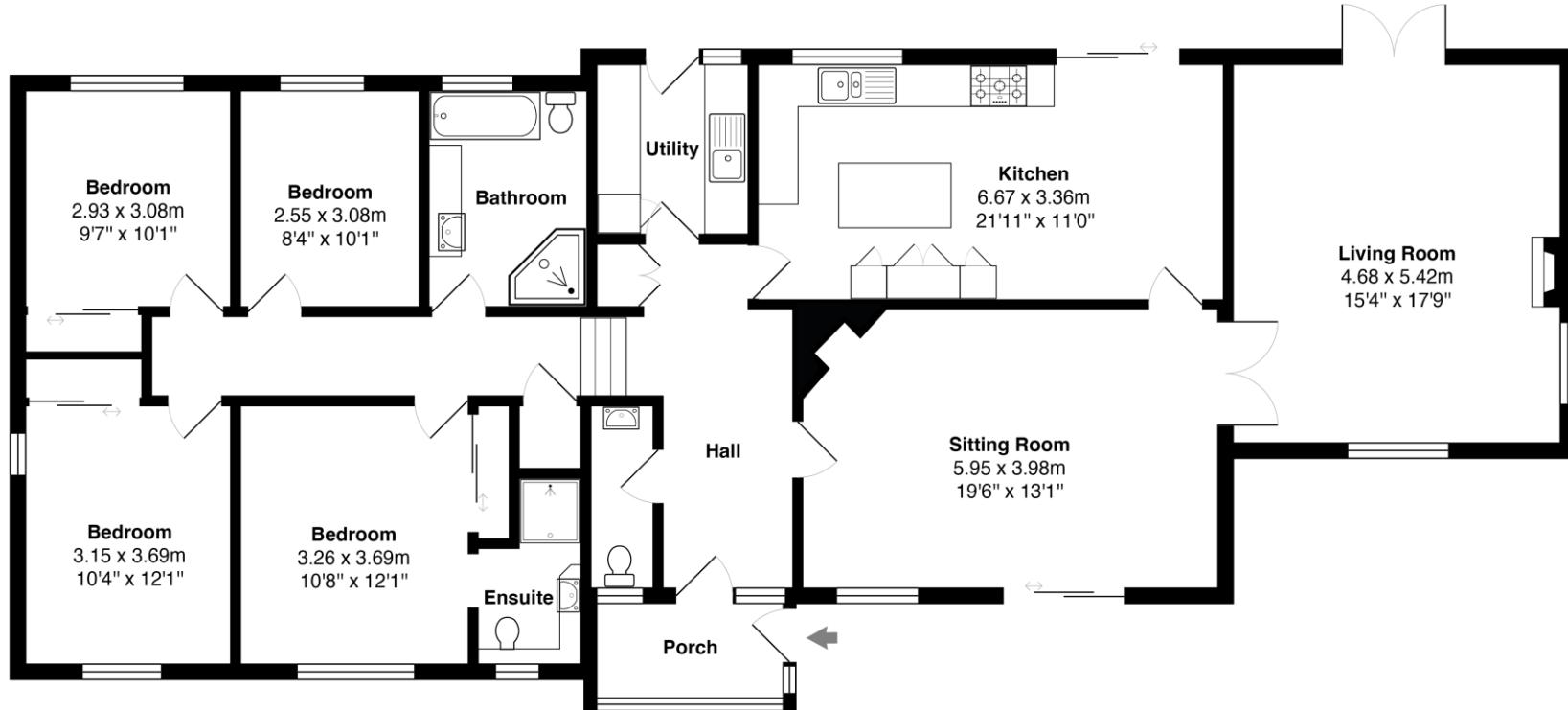
**Accessibility/Adaptations:** N/A

**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.

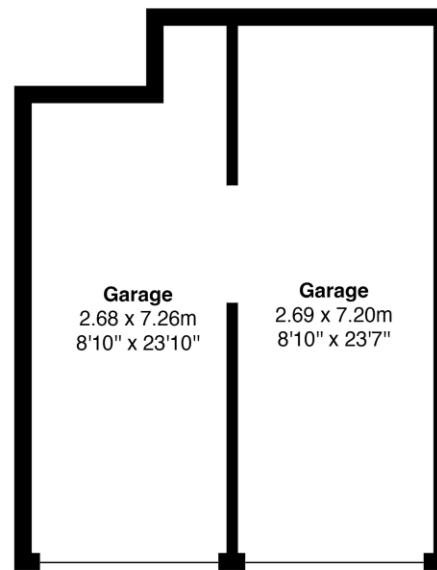
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you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



## 69 Milton Lane, Wells



Approximate gross internal floor area of main building - 164.9 m<sup>2</sup> / 1,775 ft<sup>2</sup>





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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