



Trewetha Cottage, 13 Priest Row, Wells, BA5 2PY

£500,000 Freehold

COOPER
AND
TANNER



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 3  2  1 EPC N/R

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Description

A beautifully renovated Grade II listed three bedroom detached cottage with private walled garden within the centre of Wells. The property has been sympathetically enhanced and bought up to date whilst still retaining a wealth of character features and charm. Situated within a central location the house has access to all of Wells amenities in a short walk and benefits from a stunning view over looking St Cuthberts Church.

Upon entering the cottage is a porch leading into a large and open sitting/dining room. A splendid room with a triple aspect, exposed beams and wooden floorboards. Within the sitting area is an inset wood burner and exposed stone mullioned windows. The dining area is a spacious area which can comfortably accommodate a table for eight to ten people. The kitchen features an array of fitted units topped with wooden work-surfaces, a built in dishwasher and Belfast sink. The kitchen also benefits from a charming view into the walled courtyard and access into both the utility room/wc and into the garden room. The utility room provides a brilliant area for storage and

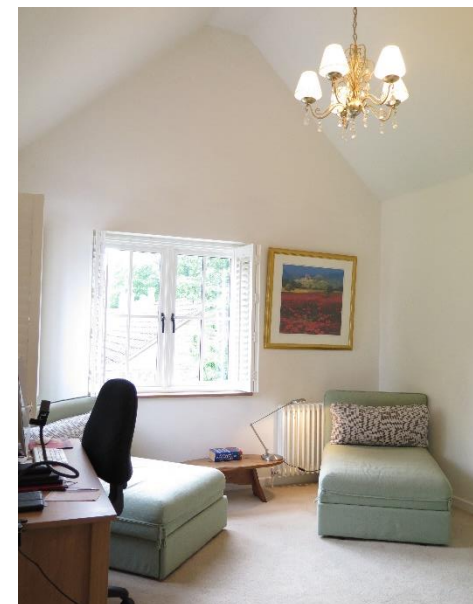
white goods along with having a downstairs w/c with wash hand basin. The garden room is a splendid space with a built in banquette style seating area and glazed French doors to enjoy the garden no matter what the weather.

A spiral staircase leads to the first floor landing. There are three double bedrooms accessed from the landing, one of which having a beautiful original stone fireplace another having the benefit of a dual aspect and a built in wardrobe. The third bedroom has a vaulted ceiling and a beautiful dual aspect view over the private courtyard gardens and towards St Cuthberts Church. The well appointed bathroom features a roll top bath, separate shower, toilet and wash hand basin.

The loft, accessed via a loft ladder, is fully boarded and has been plasterboarded, with insulated plasterboard leaving the beams exposed. The loft also benefits from electricity and has permission to install a roof window which would provide stunning views over the neighbouring churchyard.









Outside

The courtyard has been transformed by the current owners to create a social area which is perfect for alfresco dining and entertaining. French doors open out from the garden room to the walled garden which is mainly paved with a variety of pot plants and climbing plants. A wooden shed provides storage and a gate to the side provides access to the garden without having to go through the house.

Location

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and

Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

Viewing is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

Directions

From our office in Broad Street take the first right into Queen Street. Continue to the end of the road and turn left and then immediately right into Priest Row. Continue for 100m and the property can be found on the left just after the churchyard. For the purposes of viewing please park in a nearby carpark (Whiting Way or Union Street).

REF:WELJAT030619



Local Information Wells

Local Council: Mendip District Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



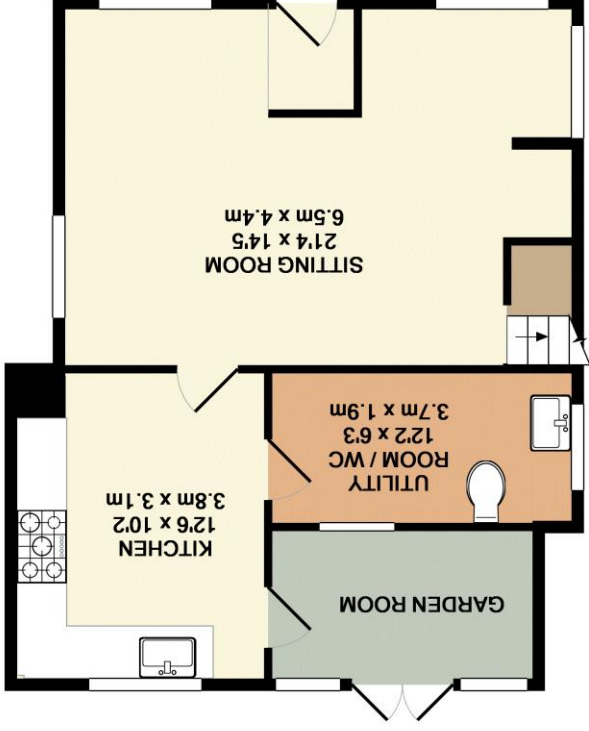
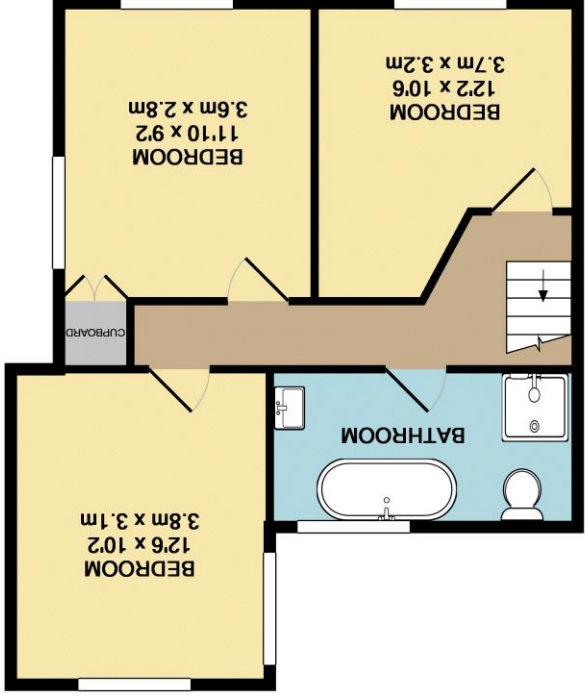
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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