



Roslyn, Little Entry Wells

A handsome detached three bedroom house in a quiet lane in one of Wells' finest locations and under half a mile from the Cathedral. Detached double garage, and mature garden. Works required.

Ground Floor

Reception Hall, Siting Room, Dining Room, Kitchen, Garden Room, Shower Room

First Floor

Two Double Bedrooms, Single Bedroom, Bathroom

Outside

Mature Garden, Detached Double Garage, Store

Guide Price

£775,000

Killens - Wells
10 Sadler Street, Wells, Somerset, BA5 2SE
01749 671172
wells@killens.org.uk







About the property.

Roslyn is a detached Somerset Long House set within one of Wells' most desirable streets. Requiring some updating and modernisation, this property offers plenty of potential for buyers who are looking to add their own stamp.

Built in 1897 and extended in the 1970's, the house is of stone construction under a clay tiled roof. Internally the house retains period fireplaces and has modern additions of gas central heating and double glazed windows. Roslyn is approached from Little Entry, the house sits at the rear of the plot and faces out over the mature south westerly garden. The property has a driveway and detached double garage.

About the inside.

The front door opens into a reception hall that has an attractive original fireplace, parquet flooring and staircase to the first floor. A door to the left leads to sitting room with a stone fireplace and French doors opening to the garden. On the right of the hall, a door leads to the dining room, again with French doors and a stone fireplace. The kitchen is adjacent and has a range of fitted wall and floor cupboards with a breakfast bar, a gas fired Rayburn and space for a fridge/freezer and cooker. Off the kitchen is the garden room with timber framed windows and a door to the paved patio. There is also a ground floor bathroom with a shower, wc and hand basin.

On the first floor are two double bedrooms both with original cast iron fireplaces, a single bedroom and a bathroom with a bath, wc and hand basin.



About the outside.

Roslyn is approached over a driveway with plenty of parking space and leads to a detached double garage with an electric door, light, power and a pedestrian door to the side.

The south westerly facing garden is mainly laid to lawn with a small pond and mature planting of climbers, shrubs and trees including Roses, Honeysuckle, Clematis, Acer, Beech, Magnolia and Holly to name a few. A paved patio gives a sheltered and sunny seating area. Behind the garage is a small orchard area planted with fruit trees.

About the area.

Little Entry is a quiet lane within a short walk of the Cathedral, Market Place and High Street. It has a variety of individual properties and has very little traffic, it is one of Well's most sought after streets.

The lane lies north east of the Cathedral and is within easy walking distance of Wells' superb range of amenities including many independent shops, cafes, theatre, banks, a cinema, leisure centre and a popular twice weekly market. Excellent private and state schools including the Blue School are close by and Wells Cathedral School and Stoberry School are within a very short walk of this property.

Close by are Tor Woods and the Cathedral fields which have beautiful walks which link into a huge number of footpaths most of which are well away from roads.

Useful Information.

Directions

From The Liberty, turn left into College Road and turn right at the end into North Road. Follow for a short distance, passing Stoberry Avenue and the entrance to Stoberry Park Primary School on your left. Take the next left into Little Entry and follow for 175 yards where Roslyn can be found on your left.

Postcode – BA5 2TP

Local Authority – Mendip District Council

Council Tax - F

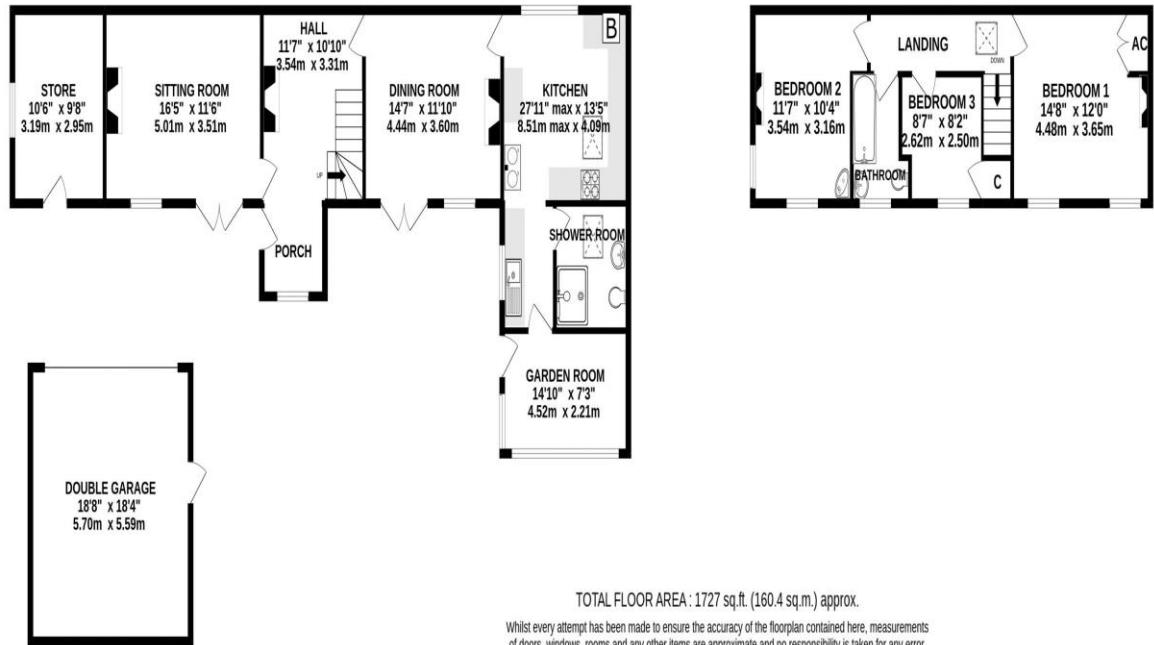
Energy Performance Certificate Rating - E

Tenure – Freehold

Viewings - Strictly by appointment with the Vendors agent Killens

GROUND FLOOR
1247 sq.ft. (115.8 sq.m.) approx.

1ST FLOOR
480 sq.ft. (44.6 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.
Made with Metropix ©2022.

V1 – 29 April 2022 - Killens and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and any plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Killens have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

