





The Cider Press, Wellesley Park Wells

A superb barn conversion in a prime position within the exclusive
17.5 acre Wellesley Park.

Open plan living with three double bedrooms and two bathrooms.

Owners exclusive use of spa with swimming pool, sauna, steam room,
gym and tennis court.

Ground Floor

Open Plan Kitchen / Dining / Sitting and Living Room

First Floor

Master Bedroom with En Suite, Two Double Bedrooms, Luxury Bathroom

Outside

Enclosed Garden with Mature Planting, Paved Terrace, Secure Storage Unit,
Communal Gardens and Land of approximately 17.5 acres

Spa with Pool, Sauna, Steam Room Gym and Reading Room

Tennis Court

£595,000

Killens - Wells

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About the property.

The Cider Press is an exceptional property situated in a prime position within the exclusive Wellesley Park. This individual property is a stylish mix of traditional and contemporary design of local stone with oak and glass elevations. The interior has been designed with comfortable and modern living in mind and practicalities are catered for with double glazed windows and under floor heating in all rooms with individual programmable LCD room thermostats.

Wellesley Park is a secure and private estate of around 17.5 acres. It offers luxury living in a quiet and tranquil environment with the benefit of being within a short drive of the City of Wells with its excellent amenities. There are public footpaths close by that offer pleasant walks into the city centre. The outside maintenance of the property is catered for with the annual maintenance charge, this includes maintaining the private garden and window cleaning. Caretakers live on site and take care most of required day to day works at Wellesley Park.

About the inside.

The open plan L-shaped open plan living room has oak flooring, storage cupboards and a very well appointed kitchen that has been fitted with attractive pale grey 'shaker-style' cabinets complimented with matt black work surfaces. Integrated appliances include a dishwasher, electric oven, combination oven and microwave, fridge freezer, LPG gas hob, washer/dryer and extractor. There is lots of space for a dining table adjacent to the kitchen area. The sitting area has full height glazed windows on two sides that overlook the garden and fill the living room with lots of natural light. The sitting area has large full height glazed doors that open out into the garden.

Solid oak stairs with glass balustrade lead to the first floor landing where there is access to the loft and doors off. The master bedroom certainly has the 'wow factor' with a full height oak and glazed window at one end and half height windows to the side that give far reaching views across Wellesley Park and the countryside to the magnificent Wells Cathedral beyond.



There is a useful built in wardrobe with automatic lighting. The en suite bathroom is fully tiled and fitted with a smart shower, hand basin, wc and towel rail. There are two further double bedrooms, one with built in wardrobes and both having lovely views. The bathroom is fully tiled and has a contemporary style suite comprising of a bath, shower cubicle, hand basin, wc and towel rail.

About the outside.

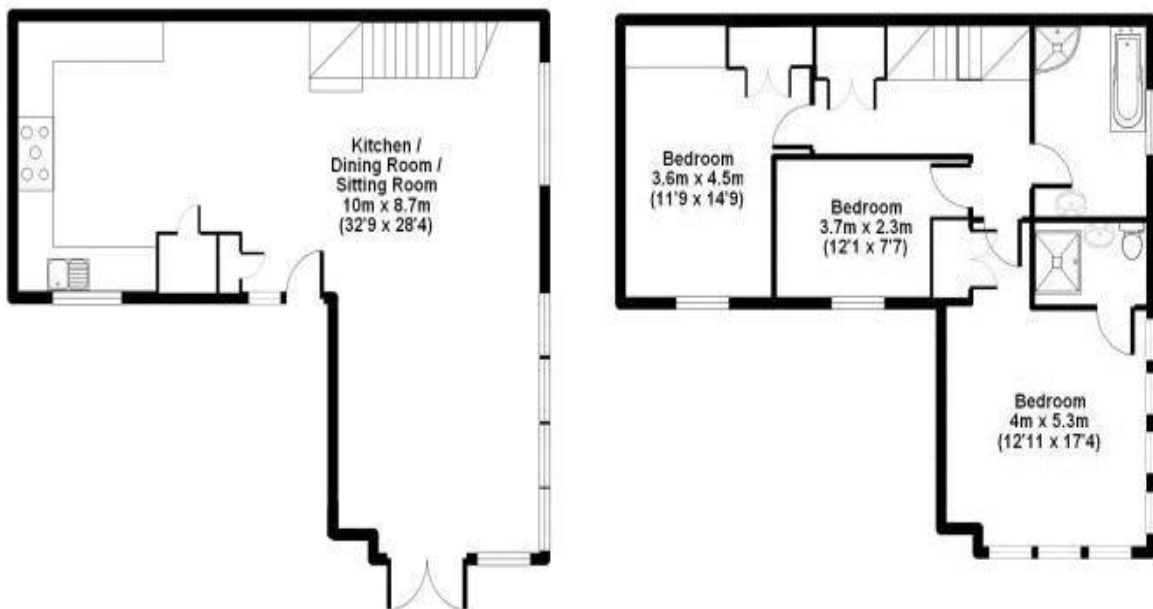
The private rear garden is fully enclosed by walling and is accessed from the front door and the large glazed doors in the sitting room. A wooden gate leads to two allocated parking spaces. The garden is paved and is a super place to enjoy alfresco dining and entertaining. It has well-planted borders of mature shrubs, outside lighting, electrical sockets and water tap. The communal gardens have been beautifully planted with a combination of mature shrubs, trees and feature plants to provide all year colour and texture. There is plenty of additional parking for visitors located adjacent to the tennis courts. The sale includes a 10' X 8' fully insulated, secure storage unit, with both water and electricity.

About the area.

Wellesley Park is less than 2 miles from Wells in a quiet tranquil position in some of the most beautiful countryside of the county. The gentle hills around North Wootton are absolutely delightful and are very accessible with many footpaths and bridleways. Wells, lying in a beautiful part of Somerset is charming and historic, rich in culture with its cathedral, concert hall, literary, food and arts festivals. There is a vibrant High Street with a variety of independent shops, chain stores, restaurants and pubs. A local market is held twice a week in the historic Market Place adjacent to The Bishop's Palace and moat. Bristol, Bath and the local market towns are within easy commuting distance as is Castle Cary railway station, which provides fast links to London, and Bristol Airport.



APPROX GROSS INTERNAL FLOOR AREA: 1306 sq. ft / 121 sq. m



Tenure.

Management and other details:

The surrounding fields have been purchased as part of the freehold to protect the estate in perpetuity.

All owners have a 1/18th equal share of the total freehold including the Spa and surrounding fields.

The management of the estate is controlled and run by the owners and administered through this management company.

The service charge for Wellesley Park is payable in two instalments each year.

Service charge 2020/2021 - £5284 per annum. Ground rent - £250 per annum.

The annual service charge includes the following benefits to all residents at Wellesley Park:

- Full use of the Spa and all leisure facilities
- Full maintenance of private gardens
- External building maintenance including window cleaning
- Grounds maintenance of all communal and car parking areas
- Secure gated access with telephone control from individual properties
- External lighting to driveway and pedestrian areas
- Buildings insurance Sewage treatment and drainage
- Satellite and terrestrial distribution (subscription at owner's discretion)
- LPG gas is metered per property and charged separately by Flo Gas Domestic electricity is metered and can be purchased from a supplier of your choice
- Domestic water supply is metered and charged separately by the Management Company

Useful Information.

Directions

From Wells take the A371 towards Croscombe and turn right after 1 mile towards North Wootton. After 0.4 miles take the left hand turning into the lane and follow. Wellesley Park can be found approximately a quarter of a mile along on the left hand side.

Postcode - BA5 3QB

Local Authority - Mendip District Council. Tel. 0300 303 8588

Energy Performance Rating - B

Viewings - Strictly by appointment with the Vendors agent Killens

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