





## 7, Priory Place Wells

A delightful period cottage presented in superb order throughout with three double bedrooms, plenty of original and bespoke features and a garden. Wonderful, quiet and hidden location right in the heart of the city.

### Ground Floor

Kitchen, Pantry, Sitting and Dining Room, Utility, Shower Room

### First Floor

Double Bedroom, Bathroom

### Second Floor

Double Bedroom, Office/Occasional Bedroom

### Third Floor

Double Bedroom, En Suite Shower Room

### Outside

Sunny Courtyard Garden, Further Mature Garden

Guide Price £435,000

Killens - Wells

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## About the property.

This beautifully presented period cottage is in a hidden location within the conservation area of central Wells and within a short, level walk from the High Street. The property has plenty of original features which combine with bespoke quality touches that have been thoughtfully added during the extensive renovation process that give the cottage a welcoming feel throughout. The renovation process has been carried out over a number of years with care and consideration to the external and internal additions that include new bespoke windows to the front, reclaimed cast iron radiators and antique French washstands with modern plumbing in the bathrooms.

## About the inside.

The accommodation is comfortable with plenty of space. The front door opens into the well-appointed kitchen with bespoke French oak cabinets complimented with granite work surfacing, a granite 'farmhouse style' sink, integrated fridge and freezer and stone flooring. A walk-in larder with automatic lighting gives a useful cold space for food storage. From the kitchen a door leads to the comfortable sitting room with solid oak flooring, a Victorian cast iron and tiled fireplace and surround with an inset wood burner. This generous room has a large area at the other end for dining where there is further fireplace with reclaimed Glastonbury bricks set within the hearth. Double doors from the sitting room lead to a useful utility room with a recently fitted gas central heating boiler and a further door leads to a shower room with a wc, hand basin and a corner shower cubicle.



On the first floor is a double bedroom with exposed floor boards, reclaimed radiator and exposed wooden lintel over the window. The bathroom is beautifully fitted with a painted French washstand with a marble top, washbasin, period style wc and a bath.

On the second floor the stairs lead to a large open room that is currently being used as an office with a sofa bed for occasional guest use. There is a further double bedroom with exposed floor boards and a reclaimed radiator.

On the third floor the former attic space is now a large bedroom with exposed beams painted white and roof lights that have lovely views across the city rooftops to the cathedral. Off this bedroom is an en suite with a shower, wc and hand basin.

## About the outside.

The cottage has a sunny courtyard garden and a further garden area that has been well planted with an excellent range of shrubs, small trees, herbaceous plants and nestled amongst is a cosy raised patio area for additional seating and dining. There is excellent storage with a garden shed, cycle store and log store.

## About the area.

Priory Place is a quiet and peaceful residential area with just a few properties and is accessed on foot from St. John's Street which is just off Wells' High Street.

Wells is the smallest city in England and offers a range of shopping facilities including a high proportion of independent shops and boutiques, banks, restaurants, public houses, cinema and churches. The historic Market Place hosts a twice weekly market with mainly sellers of local products and produce. The nearby Georgian city of Bath and the regional centre of Bristol are also within good commuting distance, while Castle Cary Station with links to London Paddington and Exeter is a 12-mile drive away. Bristol International Airport is 17 miles away.

Wells has highly regarded primary, state and private schools, including Wells Blue secondary school, Wells Cathedral School, Downside School, All Hallows Preparatory School and Millfield.

## Useful Information.

Postcode – BA5 1SP

Local Authority – Mendip District Council

Council Tax - B

Energy Performance Certificate Rating - E

Tenure - Freehold

Viewings - Strictly by appointment with the Vendors agent Killens

Directions - Walking from The Market Place in Wells head down the High Street to the bottom and turn left into St Johns Street. Around half way along St Johns Street there is an iron gate on the right-hand side, go through this gate into Priory Place and follow the path around to the left. Number 7 is at the end of this path.

# 7 Priory Place Wells BA5 1SP

Approximate Floor Area: 1260 sq feet, 117 sq meters



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