



£795,000

At a glance...



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**holland
& odam**

Little Orchard
Polsham
WELLS
Somerset
BA5 1RW

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the A39 towards Glastonbury. Proceed through the village of Coxley passing the entrance to Wells Reclamation Yard. There is a sign for Polsham by the National speed limit sign. Little Orchard is the first property on the right hand side with a border of conifer hedging.

Services

Mains electricity, gas, and water are connected. Gas central heating system. Private drainage.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close (reputed to be the oldest surviving residential street in Europe). Bristol and Bath lie c. 22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c.11 miles) as well as Bristol and Bath. Bristol International Airport is c.15 miles to the north-west. Of particular note is the variety of well-regarded schools in both the state and private sectors in Wells and the surrounding area.

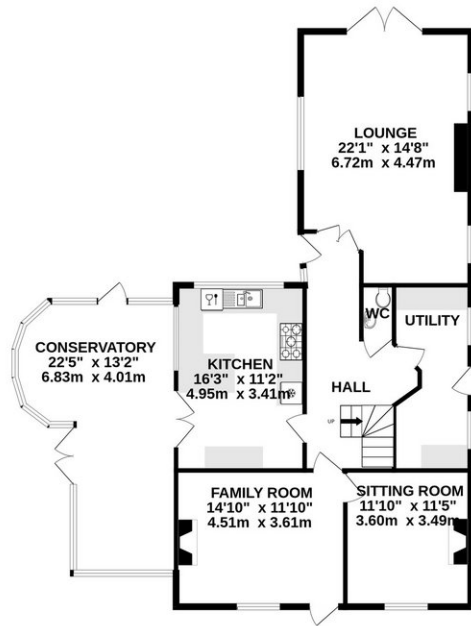
Insight

A well presented and well maintained detached property set in a plot of just over one acre. Bounded by farmland to three sides and benefitting from having a two storey double garage with further outbuildings including a barn and field shelter. Having extensive parking and a small paddock split into grazing at one end and a small orchard at the other.

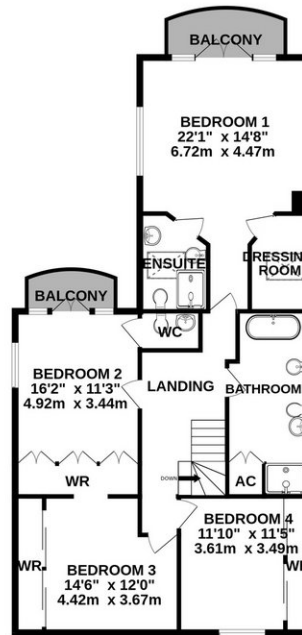
- Private location set in a plot of just over an acre bounded by open farmland on three sides
- Substantial four double bedroom property with conservatory and versatile accommodation
- Two bedrooms having ensuite bathrooms and French doors opening onto Juliette balconies
- Three reception rooms, one with recently fitted woodburner
- Large kitchen with breakfast bar and integrated appliances
- Double garage and further outbuildings including open barn, large workshop and field shelter
- Large utility room with ample worktop space
- Small orchard and paddock along with area of lawn and extensive off road parking
- Gated entrance



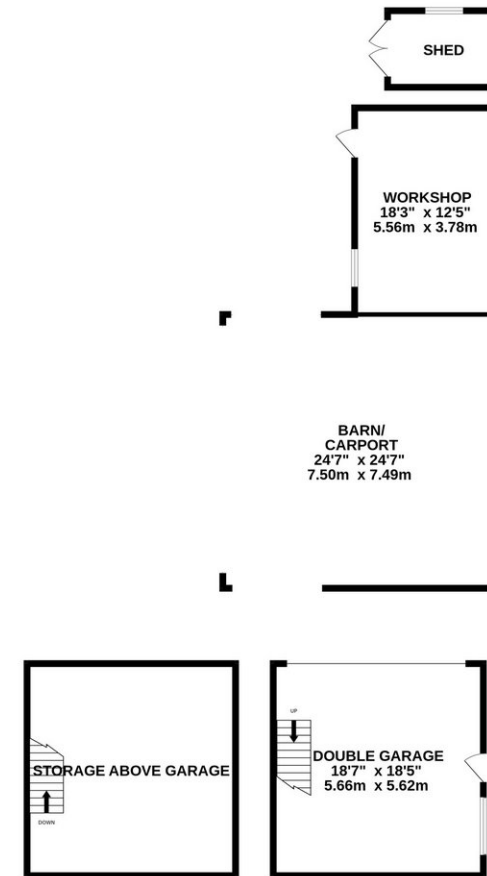
GROUND FLOOR
1292 sq.ft. (120.0 sq.m.) approx.



1ST FLOOR
1051 sq.ft. (97.6 sq.m.) approx.



OUTBUILDINGS
1553 sq.ft. (144.3 sq.m.) approx.



TOTAL FLOOR AREA : 3896 sq.ft. (361.9 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.
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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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