



£245,000

*At a glance...*



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**holland  
& odam**

Riverside Barn  
Yarley Cross  
Wells  
BA5 1LS

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

01749 671020

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## Directions

From Wells follow signs to Wedmore on the B3139 for about 2 miles into Yarley. At Yarley cross roads, the property can be found on the right hand side with a For Sale board displayed.

## Services

Mains electricity, water and drainage are connected.  
Electric central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

Yarley is a small hamlet between Wells and Wedmore. 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. Amenities include a leisure centre, independent cinema and a theatre. 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.

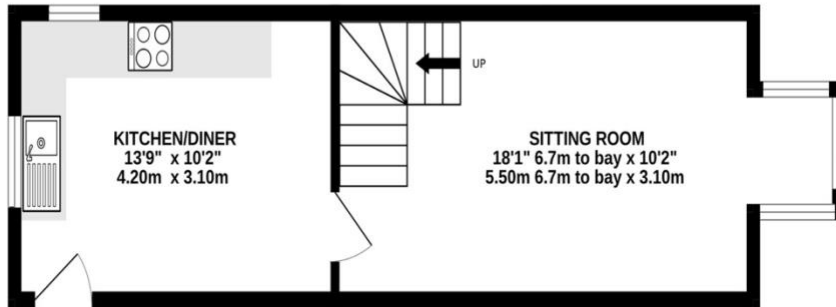
## Insight

A lovely two bedroom detached cottage set in a beautiful riverside location with a large sitting room and generous kitchen/dining area. There is a low maintenance patio garden with a river view and parking for one car. Ideal as a lock up and leave, bolt hole or holiday let.

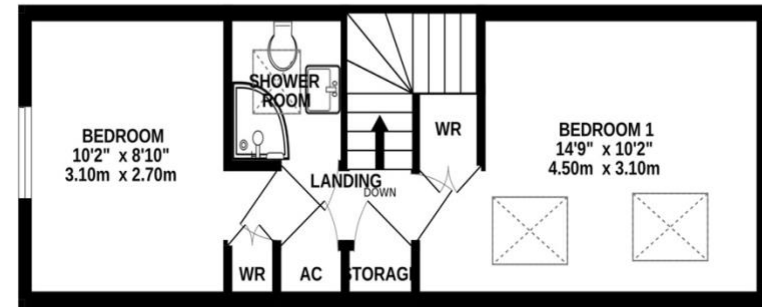
- No onward chain
- Ideal holiday let or bolthole
- Off road parking
- Two double bedrooms
- Character cottage
- Local countryside walks
- Riverside location
- Generous sitting room with bay window



**GROUND FLOOR**  
350 sq.ft. (32.5 sq.m.) approx.



**1ST FLOOR**  
334 sq.ft. (31.0 sq.m.) approx.



**TOTAL FLOOR AREA : 684 sq.ft. (63.5 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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