

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



OLD VICARAGE COTTAGE, ST. THOMAS STREET, WELLS, BA5 2UZ



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Old Vicarage Cottage enjoys a quiet tucked away location just off St. Thomas Street within walking distance of the Cathedral and Market Place.

Part of the original Vicarage and now entirely self contained the Cottage has comfortable, easily managed and economic accommodation including a large sitting room, kitchen/breakfast room, two bedrooms, shower room and en suite loo. Gas central heating and 21 P.V. solar panels.

Outside is a small area sufficient for parking one car and/or a small garden table.

Price Guide £195,000

St. Andrew Street lies immediately on the north east side of the Cathedral and joins St Thomas Street which runs eastwards. It's within a conservation area and is one of the oldest residential areas in Wells and as one would expect comprises mainly period properties all benefitting from being within a short walk of the Cathedral and Market Place.

Old Vicarage Cottage lies just beyond St Thomas Church in a quiet cul de sac of just a handful of properties.





THE CATHEDRAL
from 1172-1200
The Bishop's Palace
the Dean's Palace
and Peter's Close
CITY
—ST545455
SATURDAY DAYS
and SATURDAYS
LOVE WELLS
6.7 FOR
TOUR OF BRITAIN
Must Be Done First
HOT PUZZ
POPULATION
10,567
OLYMPIC TORCH



The Vicarage

In the mid 19th century St. Thomas Church and the Vicarage were designed by the well known Victorian architect S.S.Teulon. The Vicarage was built in the Gothic revival style with local grey and red stone with Bath stone dressings in polychromatic design, a Welsh slate roof, stone chimney stacks, offset buttresses and stone mullioned and sash windows in quoined ashlar surrounds.

The original Vicarage was later divided into two, The Old Vicarage and the other known as East Vicarage. Old Vicarage Cottage was part of The Old Vicarage and is now for sale as an independent individual property.

The three parts of the original Vicarage are all Grade II listed.

The Cottage

The Cottage has a front door opening directly into the kitchen/breakfast room. This has fitted units and appliances including a hob, extractor and oven. It also has a trap door to a cellar. Off the kitchen is a small bedroom with en suite loo with hand basin and wc.

On the first floor is a large sitting room with great views of the Church. A door leads off the sitting room to a small passageway with a double bedroom with fitted wardrobes and a shower room with basin, wc and shower.

N.B. the attic area above the first floor accommodation is included in the sale as are the 21 P.V. solar panels.





Outside

In front of the house is a parking space which perhaps also has room for a small table and chairs.

Other points

The Cottage has mains services connected including gas, water, electricity and drainage. Gas central heating and 21 P.V. solar panels. It is for sale freehold and has a right of way over the cul de sac drive to St Thomas Street. Recently it has been very successfully let as a holiday cottage and income details are available to bona fide prospective buyers from Roderick Thomas.

About the area

Wells is the smallest city in England (population about 11,000) lying in beautiful countryside between the Somerset Levels and the Mendip Hills – an Area of Outstanding Natural Beauty. Wells medieval centre has local markets twice a week, good restaurants, a thriving high street and many important ancient buildings, including the Cathedral and moated Bishops Palace and gardens. There are four major supermarkets on the edge of the city. Wells Leisure Centre has the usual facilities of gym and swimming pool to add to Wells Rugby Club, Tennis club, Bowling club and Golf course. Throughout the year Wells hosts festivals for Music, Literature, Art and Food, and has twinned links with Burgundy, the Rhineland and Northern Italy. There are many societies and clubs for those who would like to join a diverse social community.

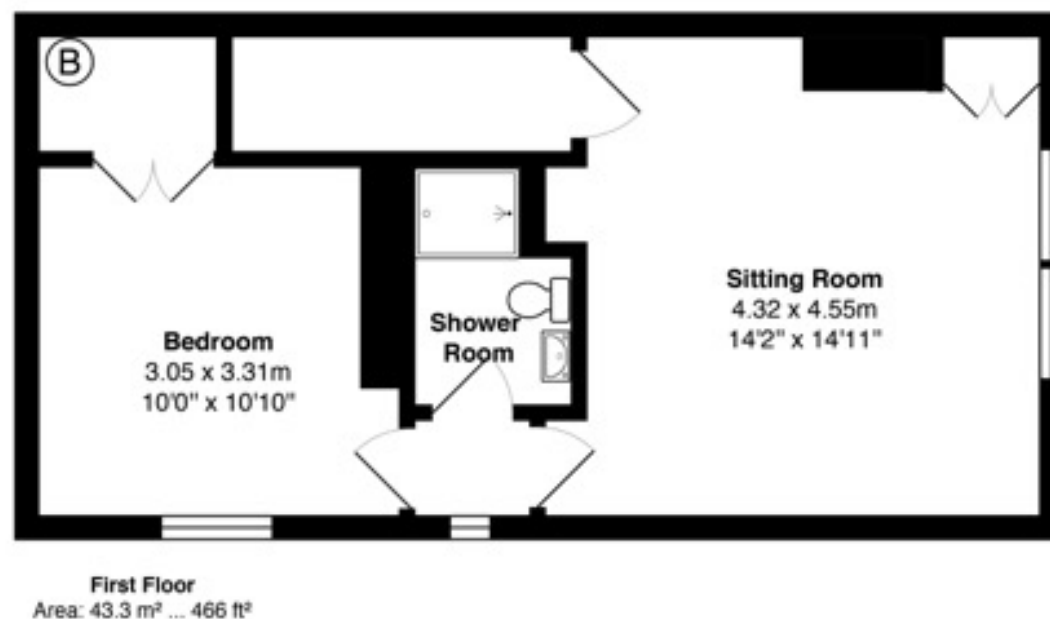
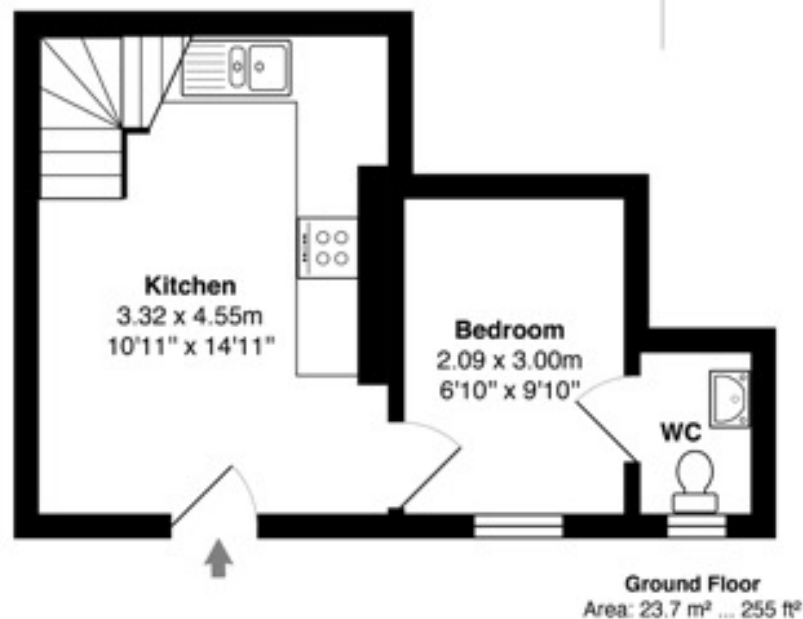
The major towns of the area, Bristol, Bath, Taunton and Yeovil are all within commuting distance. There are excellent state & independent schools in the area which include several good primary schools, Wells Blue School, Strode College, Wells Cathedral School, Downside, All Hallows and Millfield .

Wells is a transport hub for bus services, including daily services to London. Main line trains run from Castle Cary and Bristol International Airport is 35 minutes drive away.





Approximate gross internal floor area - 67 m² / 721 ft²



Directions.

From our office continue along Priory Road and at the junction turn right. Continue to the traffic lights, straight through, continue (Pass petrol station) to a mini roundabout, turn left, continue past Waitrose, turn right at the lights. Continue to next lights, turn right, at the mini roundabout turn, left into Turn left by the Fountain Inn, enter and continue along St Thomas Street to the Church and immediately turn right into the cul de sac.

IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

