



Highgate House, Gate House, Wells, BA5 1UB

£699,950 Freehold

COOPER
AND
TANNER



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Description

Situated in a quiet location is this detached former farmhouse build in the 1920's, having flexible and versatile living accommodation over two floors. There is also an attached one bedroom, self-contained annex which could either be used for family or an additional income. The property is located on a no through lane with beautiful countryside walks right on your doorstep.

The property has been extended over the years and offers flexible accommodation with open plan living and six bedrooms. Upon entering the property is a spacious central hall with a utility area, storage for shoes and coat along with a w/c. The spacious kitchen/breakfast room runs the depth of the house, with windows looking out over the gardens. The kitchen features an array of units, electric oven, Rayburn, gas hob whilst the dining area has ample space for a large 8-10 seat dining table along with plenty of space for a snug sofa area. A formal dining room has a bay window looking out over gardens and a feature fireplace as the focal point. The sitting room is a well-proportioned room with a dual aspect, fireplace and sliding doors leading out to a conservatory which in turn opens out to the garden. From the hall is a study, great for working

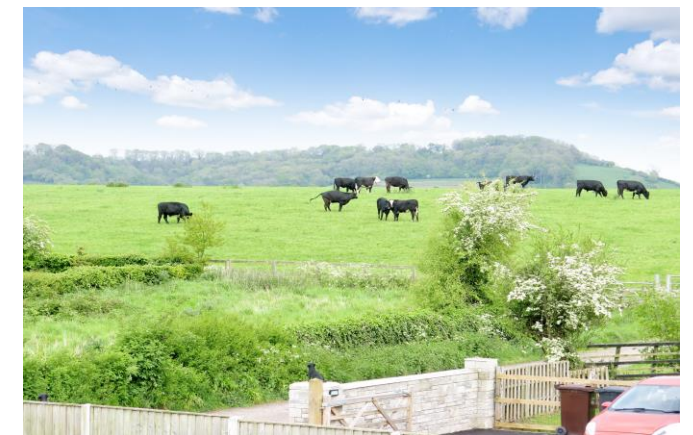
from home or could equally be used as a games room or large storeroom if required.

To the first floor are four spacious double bedrooms, two large single bedrooms and the family bathroom. Two of the bedrooms have ensembles with the principal room featuring a triple aspect, fitted wardrobes and a large ensuite bathroom. The remaining bedrooms all have fitted storage and views of countryside or gardens.

The attached annex is a great additional feature comprising of a kitchen/dining/sitting room, double bedroom with fitted storage and bathroom.

Outside

The property is approached over a tarmac driveway leading to the detached double garage and ample parking area. Access from here leads to the attached annexe and main house. The formal gardens are South facing and are mainly laid to lawn along with a large, decked area, perfect for outside patio furniture and entertaining. The garden wraps around the property providing an additional seating area to take full advantage of the morning sun.









Location

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible

Viewing is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

Directions

Proceed from our office into Priory Road. At the roundabout turn left onto the A371 towards Shepton Mallet. After a short distance turn right into Rowdens Road and then the first left into Gate Lane. Follow the road and the property will be found after a short distance on the right hand side.

REF:WELJAT29112023



Local Information Wells

Local Council: Mendip District Council

Council Tax Band: Mand House - G & Annex - A

Heating: Gas central heating

Services: Drainage via septic tank (brand new septic tank fitted Oct 2023 – at a cost of £15,000), gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



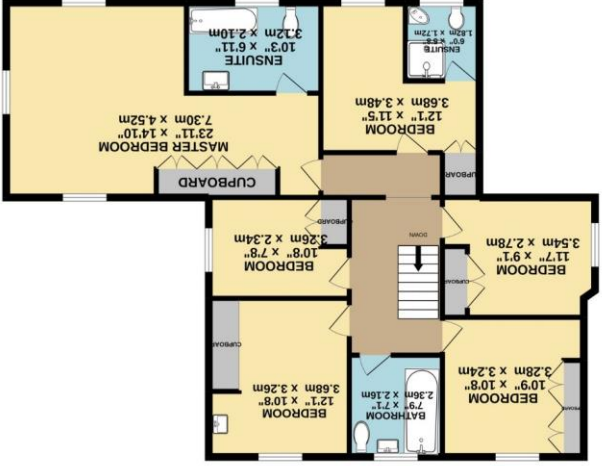
Nearest Schools

- Wells

GROUND FLOOR



1ST FLOOR



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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WELLS OFFICE

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