

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



10 GILBERT SCOTT MEWS, SOUTH HORRINGTON, WELLS, SOMERSET, BA5 3LH







**10 GILBERT SCOTT MEWS  
NORTH LODGE COURT, SOUTH HERRINGTON VILLAGE,  
WELLS, SOMERSET, BA5 3LH**

*Wells 2 miles, Glastonbury 8 miles, Frome 15 miles, Bath 19 miles, Bristol 21 miles.*

A bright and spacious period property located in a conservation area on the outskirts of Wells.

The house offers a generous entrance hall, cloakroom, sitting room/dining room, kitchen, 2 bedrooms and a family shower room.

Outside there is a very attractive south/west facing courtyard to the front and parking.

**Guide Price £250,000**

**Location**

This is a popular residential area on the eastern side of Wells. Made up of a number of large Victorian buildings in extensive mature grounds. These have been developed into individual period properties of great character and charm, interspersed with well-lit footpaths, quiet roads and gardens which combines to create an attractive, tranquil and secure environment. The house is convenient for the Wells Golf Club and Wells and Horrington Cricket club which provides a central village green with its cricket pitch. All around are rolling hills and woodlands perfect for easy walks. The centre of Wells is under 2miles away.

**Description**

The original buildings were designed by the eminent Victorian architect Sir George Gilbert Scott. He was a key member of the British Gothic Revival and designed many well known public structures such as the Home Office, Albert Memorial, St Pancras Station and Glasgow University. Scott's Church of St Nicholas in Hamburg was at one stage the tallest building in the world. Scott also directed much Gothic restoration work, including renovations to Ely Cathedral and Westminster Abbey. St









## Accommodation

The front door opens to a bright and spacious hallway. Ahead is a downstairs cloakroom and understairs cupboard. To the left, half glazed doors open to a double aspect sitting room/dining room. This has fully glazed French doors to an enclosed south facing courtyard. To the right is the kitchen which has recently been refurbished with sleek white units. There is an electric hob, eyelevel oven and space for a washing machine and fridge/freezer.

Upstairs there is large bright landing, 2 bedrooms, a family shower room and a large airing cupboard. Both bedrooms have built in wardrobes.

There is currently a stair lift in place however, this will be removed if it is not required by the new owner.

## Outside

Gilbert Scott Mews is on a quiet cul-de-sac with no through traffic. The house is approached through a metal gate in an attractive enclosed courtyard garden with floral boarders. This provides a delightful place to relax and unwind.

The property has a parking space and there is additional visitors parking available on demand.

## Tenure and other points

Leasehold. Conservation Area. Mains gas, electricity, water and drainage, gas central heating. Council Tax Band C. EPC Rating D.









## Directions

From our office proceed to the junction, turn right, follow the road past the petrol station, turn left at the mini roundabout, pass Waitrose and at the traffic lights turn right. Continue to the T-junction and turn right. Down to the first mini roundabout and turn left into The Liberty. Continue past the entrance to The Cathedral on your right and with the Fountain Inn on your left hand side keep left up St. Thomas Street. Continue straight on along Bath Road and take the turn right signposted South Horrington and East Horrington. Continue for a few hundred yards passing the golf course on the right hand side then take the next left turn signposted South Horrington. Continue into the private road and follow the road around 90 degrees to the left and pass in front of this magnificent building. Follow the road around to the far side and take the left which leads to a courtyard. The property is mid terrace on the left as you drive in. Park in the space allotted to No. 10.

What3words///rust.loafing.instant

## 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.*

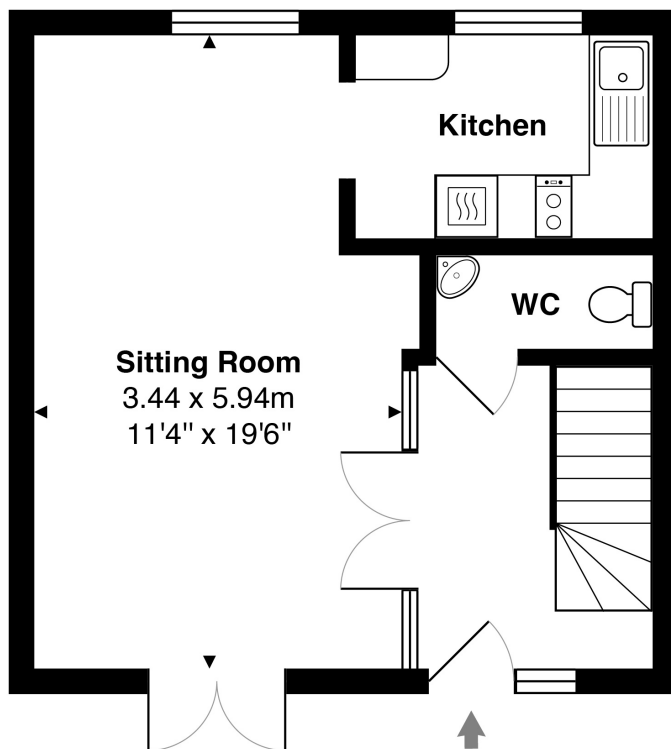




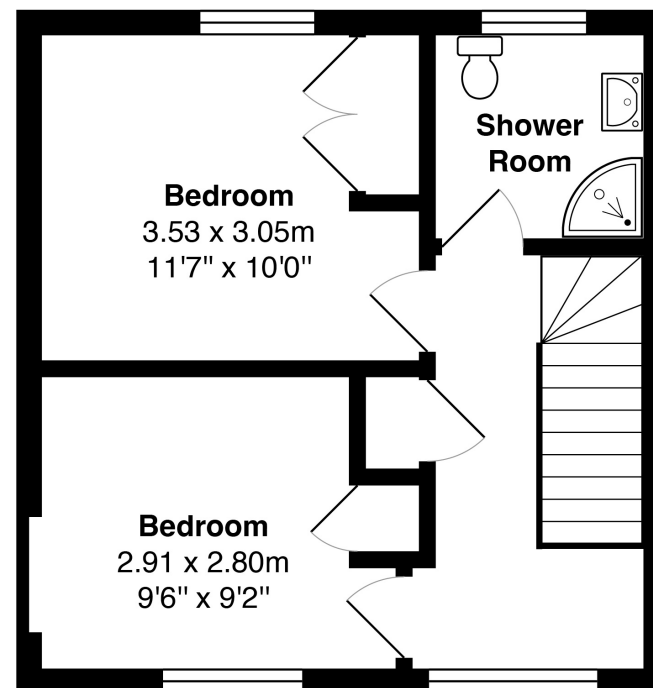
# 10 Gilbert Scott Mews, South Horrington



Approximate gross internal floor area of main building - 68 m<sup>2</sup> / 733 ft<sup>2</sup>



**Ground Floor**  
Area: 34.4 m<sup>2</sup> ... 371 ft<sup>2</sup>



**First Floor**  
Area: 33.6 m<sup>2</sup> ... 362 ft<sup>2</sup>

**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.



