

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



MENDIP VIEW, UPPER BREACH, SOUTH HORRINGTON, WELLS, BA5 3QG



**MENDIP VIEW,  
UPPER BREACH, SOUTH HORRINGTON, WELLS, BA5 3QG**

Mendip View is a handsome Victorian house on the outskirts of Wells and enjoys wonderful views overlooking the countryside and woodland adjacent to Wells Golf Course.

The house has very generous accommodation with a Hall, 2 reception rooms, a large kitchen/dining room, utility room, cloakroom, boot room, study, 4 bedrooms and 2 bathrooms.

There's a studio outbuilding, ample parking and a walled garden of about a third of an acre.

Offers are invited in the region of £650,000.

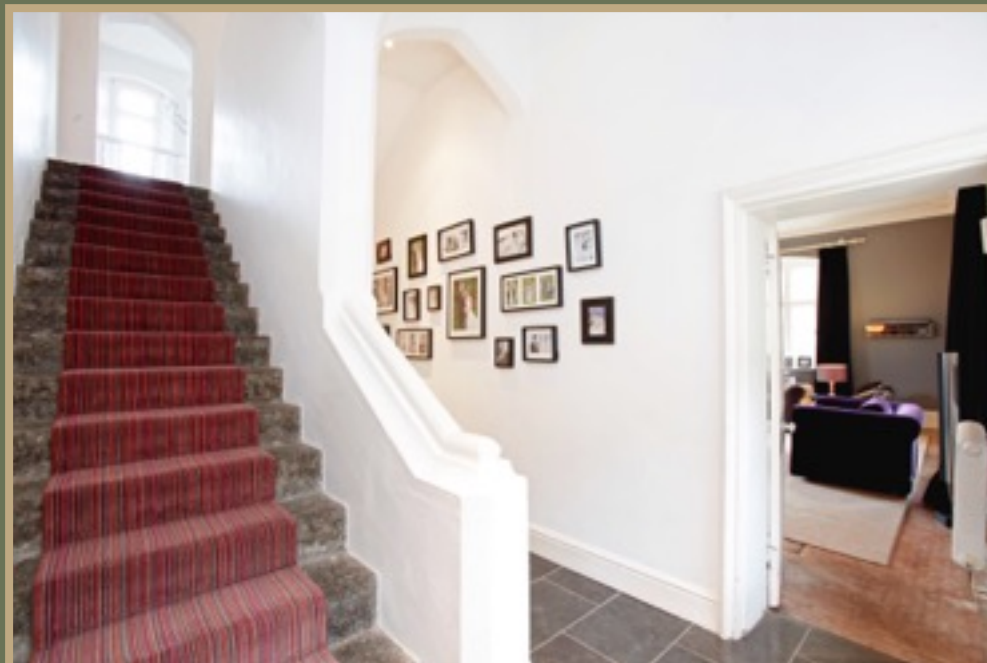
*About the area*

*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, All Hallows, Wells Blue School, Strode College, Wells Cathedral School, Downside and Millfield School.*

*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.*

South Horrington lies on the east side of Wells and is a quiet area away from the main routes. Upper Breach is a cul de sac road with Mendip View near its end. A tarmac drive flanked by stone outbuildings leads to a courtyard and the main entrance.





This large Victorian House (attached (by one room to a similar property) has generous accommodation with large well proportioned rooms with high ceilings. Many period details remain including gothic arches, large windows, coved ceilings, fireplaces and picture rails. Gas central heating and well appointed and fitted bathrooms and kitchen complement these.

The front door opens into the hall which runs through the house giving access to all the rooms including the sitting room.

This really is a delightful large triple aspect room with a coved ceiling, a cast iron fireplace with a slate surround, three tall windows, a parquet floor and wall lights. The family room has arched alcoves, painted floorboards and is currently used as a playroom. It's also suitable as a more formal dining room.

The combined kitchen and dining room is a wonderful double aspect room with a large south facing bay window with French doors opening to the garden. It's extremely well fitted with a range of custom made units including a central island, granite worksurfaces, a Belfast sink, integral dishwasher, a six-burner range cooker and a range of units with a Neff microwave oven.

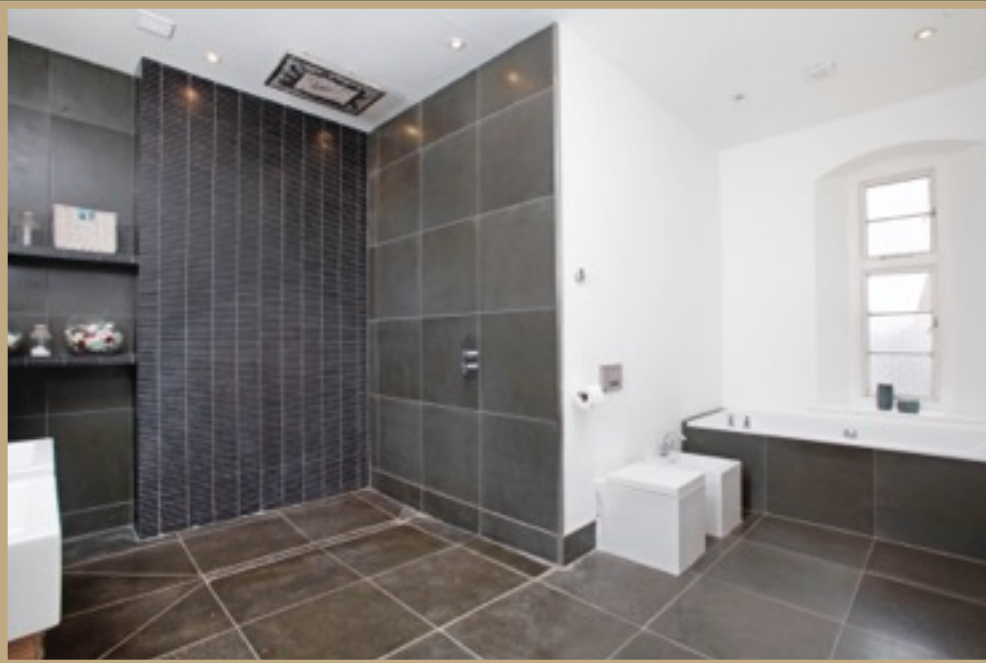
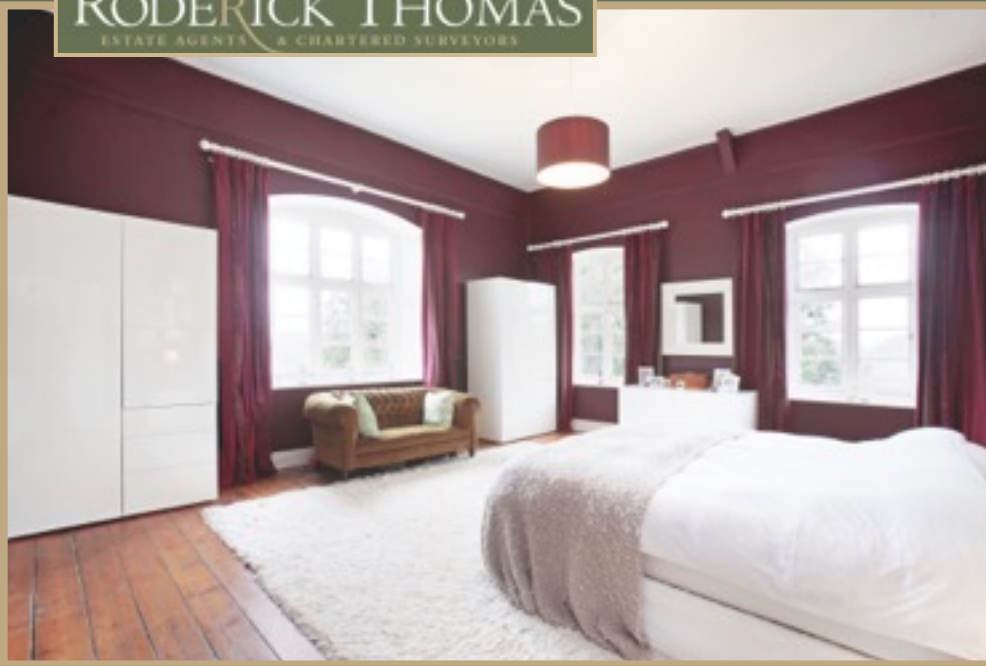
The entrance hall continues past the staircase into an inner hall area with an under stairs cupboard and a door into the utility room. This has a Belfast sink, space and plumbing for washing machines and a separate wc with tiled floor and part tiled walls. Off the utility room is a large walk in store and a boot room with a door to the garden.

The stairs lead to a half landing and the study which has ample space for a desk and cabinets. The stairs continue to the main landing and the master bedroom. This has a double aspect, large windows with great views and an en suite shower room with tiled floor and part tiled walls, hand basin, wc, and a walk-in shower area with glazed screen and overhead shower.

The family bathroom has floor and wall tiling; twin basins with full height tiled splash back with mirror, a large open shower, area, wc, bidet and double ended bath.

There are 3 other bedrooms, one with built in cupboard with shelving, one with a range of fitted wardrobes and shelved cupboards. whilst the third has a double aspect.





A tarmac drive enters the property and to the right is an outbuilding ideal as a studio or office. There's plenty of parking and a large garden with mature trees and shrubs of around a third of an acre. Immediately on the south side is a lawned garden approached from the french doors in the kitchen and ding room.

## DIRECTIONS

From the Cathedral side of Wells proceed up St Thomas Street and along Bath Road. After about 1 mile ignore the turning to Wells Golf Club and continue up the hill taking the next right which is Upper Breach At at the end of the road where it turns right - Mendip View is the large Victorian building straight ahead.


To View please contact the Agents

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**Energy Performance Certificate** 

**Mendip View, Upper Breach, South Horrington Village, WELLS, BA5 3QG**

**Dwelling type:** Semi-detached house      **Reference number:** 0943-2834-7877-9526-8771  
**Date of assessment:** 24 March 2016      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 29 March 2016      **Total floor area:** 291 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 15,780</b>
<b>Over 3 years you could save</b>	<b>£ 7,776</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 567 over 3 years	£ 348 over 3 years	<div style="background-color: #0070C0; color: white; padding: 5px; width: fit-content; margin: auto;">                     You could save <b>£ 7,776</b> over 3 years                 </div>
Heating	£ 14,757 over 3 years	£ 7,200 over 3 years	
Hot Water	£ 456 over 3 years	£ 456 over 3 years	
<b>Totals</b>	<b>£ 15,780</b>	<b>£ 8,004</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

	Current	Potential	
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	<b>63</b>	<b>28</b>	The graph shows the current energy efficiency of your home.  The higher the rating the lower your fuel bills are likely to be.  The potential rating shows the effect of undertaking the recommendations on page 3.  The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Internal or external wall insulation	£4,000 - £14,000	£ 5,925	✔
2. Floor insulation (solid floor)	£4,000 - £8,000	£ 390	✔
3. Draught proofing	£80 - £120	£ 285	✔

See page 3 for a full list of recommendations for this property.

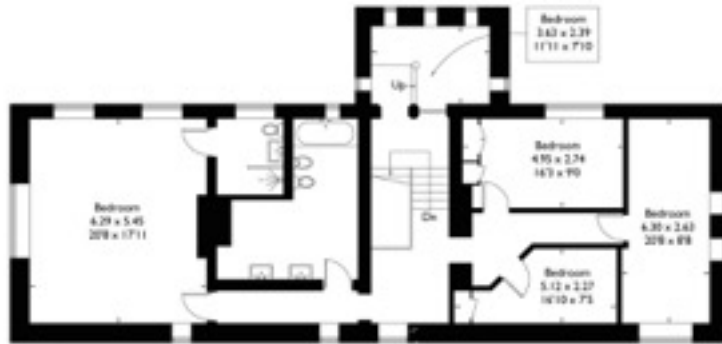
To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/saveenergy](http://www.direct.gov.uk/saveenergy) or call 0800 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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Approximate Gross Internal Area = 294 sq m / 3165 sq ft

Outbuilding = 15.8 sq m / 170 sq ft

Total = 309.8 sq m / 3335 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)  
Outbuilding

FLOORPLANZ © 2016 0845 6344080 Ref: 163410

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



**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.



