

A photograph of a two-story stone house with a red tiled roof. The house features several windows with white frames and red brick surrounds. There are two chimneys on the roof. A red 'gth' logo is overlaid on the top center of the image. The house is surrounded by greenery, including bushes and a small tree. The sky is blue with some clouds.

gth

SALISBURY TERRACE, WELLS, SOMERSET



# 6 Salisbury Terrace

Wells, Somerset BA3 4TU

Offering a stylish blend of rustic and modern living, this spacious family home sits within easy commuting distance to Bath and Bristol in this highly popular Mendip village, set with parking, garage and access to common woodland at the rear. EPC Band E.

Freehold Guide Price

£300,000

## DESCRIPTION

Believed to date back to 1906 Salisbury Terrace sits towards the Northern fringe of Gurney Slade, occupying a convenient position for the village facilities and having the huge benefit of adjoining common woodland at the rear. It offers a unique village setting and an appealing lifestyle.

The front entrance leads into an attractive sitting room with beautiful reclaimed solid wood flooring and a fireplace housing a wood-burning stove.

Situated at the rear is the open social family kitchen, with additional built-in storage solutions, attractive oak flooring and a hand-built timber kitchen with oak work surfaces, perfect for keen



cooks. The dining area benefits from a fireplace and fitted stove. A useful rear porch sits off this space, great for hanging coats and muddy boots after enjoying the garden or exploring the surrounding countryside. An extremely useful utility cloakroom can be found at the rear of the kitchen.

The central hallway has stairs leading to the first floor, where the main bedroom can be found to the front, with original wood flooring, a fireplace and a great range of fitted wardrobes. There is a well-fitted modern family bathroom and bedroom 2 at the rear has pleasant views and fitted wardrobes. A third room is accessed off the landing and offers a generous room with access to eaves storage space.

## OUTSIDE

An attractive garden wall with gate, leads to a courtyard with patio slabs, mature shrubs and rose bushes. The rear garden is landscaped, includes a lawn area and has a communal driveway leading through to neighbouring properties. The generous sized garage sits

opposite the rear, with steps to the side leading up into the rear garden. This has been cleverly landscaped to give different sections, with several attractive seating terraces, ideal for socialising as a family or with friends and al-fresco dining. Lifestyle sections are interspersed with planted beds, established shrubs, with a herb and vegetable garden. The garden joins onto a common woods at the rear, where our vendors and their children enjoyed great walking, exploring observing a range of wildlife including owls, bats and deer.

Parking is also available in the car park to the South of the terrace. This is owned by Salisbury terrace and has a management company with a small contribution being paid annually. Giving a further parking space and further possibilities for guests.

## SITUATION

The property is located in a convenient position, within the heart of Gurney Slade and the adjoining village of Binegar, which between them, offer a range of local facilities that include public houses, a

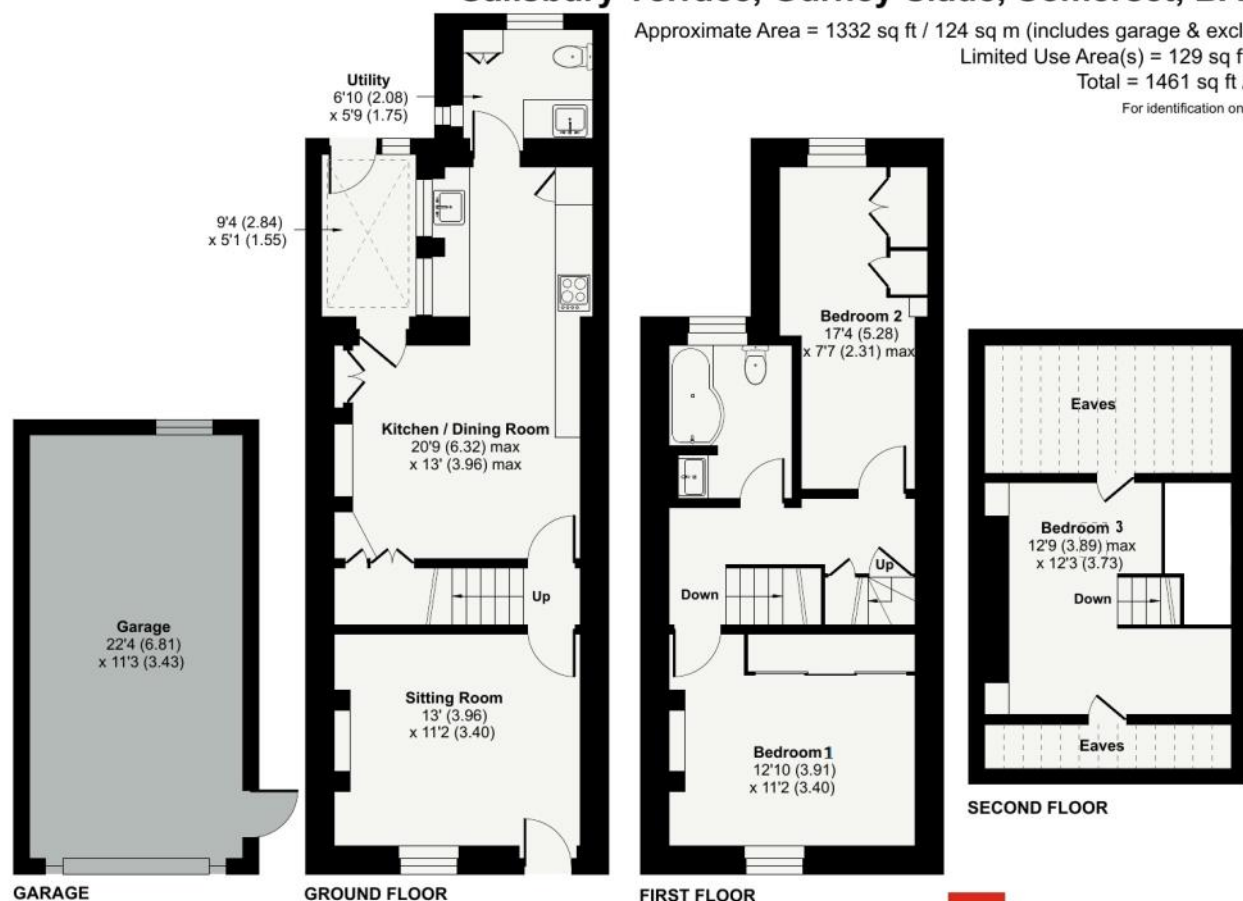
## Salisbury Terrace, Gurney Slade, Somerset, BA3 4TU

Approximate Area = 1332 sq ft / 124 sq m (includes garage & excludes void)

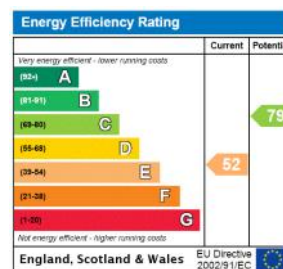
Limited Use Area(s) = 129 sq ft / 12 sq m

Total = 1461 sq ft / 136 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Greenslade Taylor Hunt. REF: 887562



### IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

local shop and there are primary schools nearby at Oakhill and Chilcompton. The beautiful Cathedral City of Wells is approximately a 10-15 minute drive, where all day-to-day amenities can be found. Wells is particularly well known for its excellent range of educational establishments, which include the Blue School and also Wells Cathedral School.

Salisbury Terrace has excellent road links via the A37 and is considered commutable to both Bath and Bristol. Rail links can be found within both cities, as well as Castle Cary to the South, all stations having a direct service to London Paddington.

### DIRECTIONS

From Wells, leave the City on Bath Road, B3139 and continue out of the city to the top of the hill, until turning right onto the B3135 Roemead Road, at the crossroads signposted to Gurney Slade. Continue to the crossroads (beside The Mendip Inn) and turn left onto the A37. The property will be found towards the end of the village set on the left, with the parking entrance set just before.

### LOCAL AUTHORITY

Mendip District Council - Band B.

### SERVICES

Mains water, electricity and drainage. Oil-fired central heating from an external Grant boiler was replaced in 2018.

**GREENSLADE TAYLOR HUNT**

[www.gth.net](http://www.gth.net)







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## Viewing

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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Somerset, BA5 2AJ

Email: [residential.wells@gth.net](mailto:residential.wells@gth.net)

Tel: 01749 605605 | Ref: WEL220227

