

**Welcome to  
the Benefice of  
Wells St Cuthbert  
and Wookey Hole**

**God's welcome at  
the heart of the  
Mendips**

# WHAT WE OFFER

## SUPPORT

from the congregations,  
the communities, the  
Diocese and the Bishop.

## VARIETY

One small Victorian village church.  
One huge medieval civic church.

## POTENTIAL IN THE SCHOOLS

Three church schools: infant,  
junior and 11-18.

## LOYAL WORSHIPPERS

Around 20 at Wookey Hole.  
60 at St Cuthbert's.  
Defined by their  
spirituality, prayerfulness  
and deep-rooted faith.

## SPACE AND ENVIRONMENT

Five-bedroomed modern vicarage and easy access  
to the city of Wells and the Mendip Hills.

## INCLUSIVITY

Membership of 'Inclusive Church' since  
2022, open-minded and welcoming.

## COMMUNITY

Both churches are prominent in their  
communities and welcome baptisms,  
weddings, funerals and other events.  
Give support to three care homes and  
local almshouses.

## POTENTIAL IN THE COMMUNITY

800 new houses and an increase in the  
population within the two parishes.  
High attendance at carol services and  
Remembrance Day ceremonies.

## ORGANISATION

Two readers, four churchwardens,  
a Joint Church Council  
Benefice Administrator

## MUSIC

A strong choral tradition, two  
organists, one robed choir, one pop-  
up choir and lots of concerts.

# OUR VISION

In our life together, we pray that:

- the strengths of our two churches are celebrated, valued, cherished and nurtured
- we are encouraged and inspired to share God's love more widely through our care for our neighbours, especially through pastoral support and deepening links with our community networks and schools
- our churches grow in faith and joy, becoming ever more vibrant; holding fast to the spirituality and prayerfulness that shape us.



The vision statement of St Cuthbert's Church is "We offer God's welcome at the heart of Wells"

and the spirit of St Mary Magdalene's at Wookey Hole is beautifully reflected in Matthew 22: "Jesus said to him, 'You shall love the Lord your God with all your heart and with all your soul and with all your mind. This is the greatest and first commandment. And a second is like it: You shall love your neighbour as yourself.'"



We know that our new vicar will bring their own vision, and both our congregations and the wider community are genuinely looking forward to the fresh possibilities and opportunities we will discover together to grow the shared and distinct strengths of the two churches.

# OUR PEOPLE WHO WE ARE

St Cuthbert's Church, Wells



St Cuthbert's is home to a faithful, prayerful congregation of around sixty people who gather each Sunday for the Parish Eucharist. Many of our regular worshippers are older, and they bring with them a deep-rooted faith, a wealth of life experience and a strong sense of commitment to the church and to one another.

We treasure St Cuthbert's as a beautiful and sacred space, where generations have come to worship, celebrate, grieve and give thanks. Music and liturgy lie at the heart of our life together, and the small robed choir and excellent Director of Music/Organist are loved. At the same time, there is a gentle longing for renewal – for encouragement, inspiration and new ways of sharing God's love with the wider community.



Our congregation is keen to grow, particularly through pastoral care and stronger links with the local community networks and schools. We pray for a warm, lively community, rooted in prayer and united by faith in God's love – a church that is welcoming, caring and open to people of all ages, backgrounds and identities.

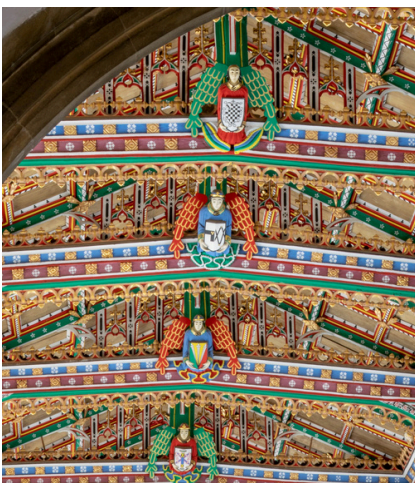
## St Cuthbert's Church, Wells

We are immensely proud to be the custodians of this magnificent medieval building, which stands at the heart of the historic city of Wells and has long-standing links with the City Council. Links which have survived some rather tempestuous history in the Middle Ages to create the friendly and mutually supportive relationship enjoyed today.



The church's rich heritage offers wonderful opportunities for welcome and encounter: visitors come for tours, to see the unique 15th century painted sculptures or to climb the tower. Many are also drawn by its appearance in the cult classic film Hot Fuzz. The impressive tower has a ring of eight bells and an enthusiastic band of ringers.

There is something very special about being part of this community of ordinary yet extraordinary faithful people.



Being part of St Cuthbert's today is both a joy and a privilege. We are conscious of the responsibilities that come with caring for such a much-loved building, and we recognise the importance of increasing its profile and visitor footfall as part of sustaining our shared future.

# OUR PEOPLE

## WHO WE ARE

### St Mary Magdalene's Church, Wookey Hole



A small Victorian church completed in 1874 and until 1926 funded almost entirely by the family owning the nearby paper mill. Wookey Hole is a small rural community well-known as visited by more than 200,000 visitors annually and the home of Wookey Hole Caves, with its associated and probably untrue, legend of the demise of the resident witch at the hands of a monk from Glastonbury Abbey.

Wookey Hole (population about 600) offers mixed accommodation from residential caravans via housing of all sizes to mansions. In the absence of a village hall, the active residents' association has recently been calling for the church to be more widely used for secular events.



## St Mary Magdalene's Church, Wookey Hole

The congregation is drawn from not only within the parish and but also further afield: from those with a long-standing faith but also those who are drawn by the calmness and intimacy of a small church; membership of Inclusive Church with its inherent tolerance of alternative lifestyles and an emphasis on spirituality and prayer. 'I use the church as a sacred space'



I use the church as a sacred space

There are two churchwardens and an informal group of worshippers who meet to coordinate the running of the church. There is a good church organ with an organist for services, and an informal 'pop-up' choir at Christmas. The congregation joins with St Cuthbert's about four times a year to worship.



# OUR STRENGTHS

(as identified during the consultation)

“a community of people carrying their own burdens but helping and caring for each other.”

## Spirituality

A deep faith in God, lived with joy and a sense of encouragement.

‘a beautiful sacred space where people have shared worship, joys and sorrows for centuries’

“We look to the church for our big family life events”

“On Remembrance Sunday the whole community comes together in our wonderful church to remember.”

## Valued by the community

We are privileged to serve local families through baptisms, weddings and funerals, and to host well-loved occasions such as the Remembrance Service, Carol Services and other community events.

## Visibility

Both churches sit at the heart of their communities—geographically and spiritually. They are easy to find, always open and well known locally.

“Is this the cathedral?!”  
“Thank you for being open”

“Wow!”

“An inspirational and tranquil place”

## Magnificence and Tranquillity

Visitors are drawn to the history and splendour of St Cuthbert’s; and to the intimacy and peace of St Mary Magdalene’s.

## Music

Both churches are blessed with much-loved and long-standing musical traditions.

“The glory of cherished music”

## Organisation and resources

Our Joint PCC helps the two churches share resources well and support one another more effectively while retaining the distinct character of each.

# OUR CHALLENGES

(as identified during the consultation)

## Demographic

There is so much potential within the community to grow the church and we would love to find fresh ways to welcome younger people and families—building stronger links with our schools and exploring how our patterns of worship might evolve.

At present, the majority of our regular worshippers are older members of our community and this brings some very practical challenges as we seek to live out our vision:

- **Volunteers:** Like many organisations, we can find it hard to recruit new helpers—especially as many newly-retired people have caring responsibilities and other commitments.
- **Staying connected:** Those who can no longer come to church would value more regular contact than we are currently able to offer.
- **New housing:** With new developments growing within our parishes, we would welcome support and ideas as we learn how best to connect with new neighbours and share the good news of our faith.

## Schools and young people

There are many encouraging opportunities to deepen our links with local schools and we hope to work closely with headteachers and chaplains to build strong, positive and active relationships over time.

## Building

Particularly at St Cuthbert's, caring for the building brings regular (and often costly) maintenance needs. Our activities can also be limited by the difficulty and expense of heating the church well.

## Strategy.

Looking ahead, we would value a more joined-up, long-term approach for the churches in Wells and the Shepton Mallet deanery. Closer working could bring real benefits—particularly in sharing people, skills and information, and in supporting one another well.

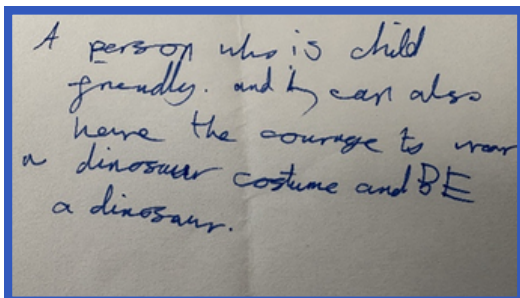
# GROWING THE CHURCH THROUGH LINKS WITH SCHOOLS

We consider strengthening and developing the church's links with schools to be a primary goal over the next few years.

There are three church schools linked with St Cuthbert's: St Cuthbert's C of E Infant and Pre-school St Cuthbert's C of E Junior School and the Blue School.

## STATEMENT FROM THE INFANT AND JUNIOR SCHOOLS

*St Cuthbert's CofE Infant and Junior Schools would welcome a vicar who is warm, approachable, and fully committed to being an active presence in school life. Our school would value someone who can lead engaging and meaningful collective worship, helping children explore faith in ways that is relevant and inspiring.*



*We would like someone who could build strong relationships with pupils and staff, taking time to know individuals by name and understanding the unique character of our school community.*

*The school would also hope for a vicar who is confident and enthusiastic about contributing to RE teaching, supporting lessons with thoughtful insight, answering children's questions with care, and helping to nurture curiosity, respect, and spiritual growth.*

# THE BLUE SCHOOL, WELLS

Headteacher – Mark Woodlock  
School Chaplain – Laura Williams

The Blue School values its historic roots in St Cuthbert's Parish and its identity as a Church school serving students of all faiths and none. It greatly values its relationship with the churches of Wells and would welcome a new incumbent who is keen to strengthen and develop these links.

The school hopes for a priest who is approachable, visible and engaged, able to contribute to school life through worship, key events such as Founders' Day and the Carol Service; and through thoughtful engagement with students and staff. Students value opportunities to explore faith, belief and values in an atmosphere of respect, openness and inclusion.

The Blue School looks forward to working with an incumbent who sees the churches of Wells as places of welcome and belonging for young people, and who is committed to nurturing a positive, active and outward-looking partnership between church and school.

“We're a very inclusive school and we provide education for everybody.”

## STUDENT VOICE (see also Appendix 1)

“In a spiritual leader we would like someone accepting, knowledgeable of lots of religions, respectful of choice and who gives us space to explore.”

Students value the opportunity to explore Christian traditions and values and equally enjoy learning about other faiths, which they see as important in developing empathy for all, both within our school and as global citizens. It is important to them to be both well informed and allowed to make their own decisions.

# SUPPORT AND ORGANISATION

## THE BENEFICE

St Cuthbert's, Wells and St Mary Magdalene's, Wookey Hole have been linked together as a benefice for many years, and over time a strong and trusting partnership has grown. Although one church serves a busy city context and the other a small village community, we value the richness that this difference brings and enjoy learning from one another. The two churches are around three miles apart, and new housing developments mean that our parishes are now increasingly connected.

In 2024, the benefice took an important and positive step by forming a Joint Council. Each church continues to have its own two churchwardens, while sharing a single Council, Treasurer, Administrator and Safeguarding Officer. This arrangement has helped us use our resources more wisely, strengthened communication, and deepened the sense that we are working together as one benefice while honouring the distinctive character of each church.

The Joint Council meets quarterly, with individual church groups and the joint finance group meeting in between. These structures support good organisation while allowing space for conversation, prayer and shared discernment. Above all, they reflect our desire to support one another well, to share responsibility, and to face both opportunities and challenges together with openness and trust.

The Vicarage is in Wells, a short walk from St Cuthbert's and about a three-mile drive to Wookey Hole.

The house is spacious, with five bedrooms and an office area with separate entrance. (see Appendix 2)

# SUPPORT AND ORGANISATION

## SHEPTON MALLET DEANERY

STATEMENT FROM  
STEVE SAKAKINI  
LAY DEAN

**The Shepton Mallet Deanery is a diverse and proactive community of 21 parishes situated within the Archdeaconry of Wells.**

**We are a deanery that is large enough to offer a rich variety of tradition and resource, yet small enough to foster genuine clerical and lay cooperation.**

### Our Vision and Shared Life

**As part of the Diocese of Bath and Wells, we are committed to doing our part in ‘Living and Telling the Story of Jesus’ in our local communities. The deanery covers the city of Wells, the market town of Shepton Mallet, and many rural villages. We work together to create a culture of mutual support and strategic collaboration. We are led by our Area Dean and Lay Dean to ensure that mission is effective and sustainable across our contexts.**

**We have six stipendiary clergy posts, three in city or town parishes and three which are rural. There is a healthy number of non-stipendiary or retired clergy who live among us and who are part of our life together. The Shepton Mallet Deanery Synod meets three times per year, and the clergy chapter meets every alternate month for a lunchtime gathering at a local venue.**

# SUPPORT AND ORGANISATION

## OUR VISION FOR GROWTH AND TRANSFORMATION



DIOCESE OF  
**Bath & Wells**

Living and telling the story of Jesus

### STATEMENT FROM BISHOP MCHAEAL AND ANNE, ARCHDEACON OF WELLS

#### Introduction

We are delighted that you are considering whether this post of Vicar of the Benefice of St Cuthbert, Wells and Wookey Hole in the Diocese of Bath and Wells might be right for you. In order to help your prayerful discernment, we want to share a bit about our diocesan vision, within which we hope your own ministry might flourish.

Appointing a priest incumbent is amongst the most significant decisions that any benefice makes. When appointments work out well, they contribute significantly to parishes flourishing and growing in a host of different ways – in spiritual depth, in impact within local communities and in the numbers of people becoming part of the local church. Such flourishing is not, of course, all down to the person appointed as priest. It depends first and foremost upon God.

It also depends upon everyone in a benefice being willing and able to contribute their unique gifts, skills, resources and abilities: working alongside their priest and sharing in the ministry of the benefice. The flourishing and growth of churches always needs attention, but especially now as we come out of the shock created by the COVID pandemic. The impact of the pandemic created a sharp acceleration in the pattern of decline in church attendance that has been seen in our diocese over many years. Thankfully there are some signs that we are recovering from the COVID decline. For example, data showed that average adult weekly church attendance in our diocese rose between 2021 and 2022. Statistics only ever tell a partial story. It is even more encouraging to see churches around our diocese developing approaches that respond to the opportunities and challenges in their local context and enable growth to happen.



Our diocesan context, described above, has convinced us that for our next season at least, our aim across all our parishes needs to be growing our churches, within and beyond our church buildings, in both numbers and depth of faith, so that we can better work for the transforming of our communities and the life of God's Kingdom amongst us.

### Shared priorities

To help us pursue this aim, and following consultation across the diocese in 2023, we are inviting all parishes to focus on four particular areas of our ministry together. It is important for clergy considering working in our diocese to know what these priorities are, even though what they look like in practice will vary in each place.

To value and cherish the people and resources we already have

We aim to ensure each person is well supported and equipped as a follower of Jesus Christ and for any ministries they may feel called to undertake, within the local church and wider community. We are committed to supporting the well-being of all our leaders and church officers, both lay and ordained. We have a fully funded clergy well-being service, the offer of peer support groups, and an excellent team of Diocesan support staff fully focused on supporting our parishes, chaplaincies and schools.

To develop new Christian worshipping communities

Whether it be new forms of worship in a wide variety of settings and times, church revitalisations or church plants, we long to see the good news of Jesus connect with the people in our communities that our traditional offerings struggle to reach.

**To share in ministry  
and leadership**

We are committed to the New Testament vision of the church as a vibrant body of people all using their God-given gifts. We are committed to a model of shared local ministry: raising up and equipping lay and ordained leaders able to share together in leading the church and serving God's world.

**To deepen and  
grow faith**

This is foundational to all we do. We long to see people of all ages and backgrounds, but perhaps especially children, young people and young adults, having more opportunities to discover, explore and grow in faith.

### The outcome we are looking for

When he talks about his own ministry in 1 Corinthians, Paul captures the dynamic we are seeking to achieve. "I planted," he says, "Apollos watered, but God gave the growth" (1 Cor 3: 6). We know that our churches will only flourish and grow as a result of God's action among us – it is God who gives the growth.

But Paul is also clear that we have a part to play too – in watering and planting, in doing the things that enable the conditions for God's growth to be supported. So, covered by prayer, our confident hope is that if we are intentional in seeking God's guidance in planning and supporting growth, then God will honour that to see his people flourish and thrive - in spiritual depth, in impact within local communities, in the numbers of people becoming part of the local church and in transforming communities locally and beyond.

### Local shaping and diocesan support

There can't be any 'one size fits' all approach to turning the priorities outlined above into action. They always need to be adapted to local circumstances, opportunities and needs. The task of our diocesan support services is to get behind all that local benefices are doing and apart from their general support, there is specific support for exploring how to grow new Christian communities, how to discern and equip a growing range of ministries in your context and how to work well with children and young people. All these areas of support are grounded in exploring what it means to live out our faith.

## What implications does this have for the appointment of clergy?

It is important for us all to appoint clergy to benefices who are ready, willing and able to pray for and share in the vision we have for the flourishing and growth of churches and Christian life in our diocese. We want to create an environment that could be described as high challenge, high support. This means appointing clergy who will not only value all that already exists but will be eager to work with others to build on and develop it. It means appointing clergy who are committed to learning, being creative, and to starting with the gifts God has given to them, their benefice and the wider community. We are therefore looking to appoint candidates who will

- be committed to praying and intentionally seeking the growth and flourishing of the benefices in their care
- relish and expect to work in an environment that is high challenge, high support
- work joyfully and collaboratively with those who share with them locally in ministry and leadership, with their congregations and with others in their locality, to identify ways to grow and develop their churches with the grain of local priorities, resources, skills and passions
- enjoy working in partnership with deanery and diocesan colleagues.

We hope this might be you! We hope that you'd like to join us on the adventure and course we've set for our next ten years. We're praying that God will send us the right labourers for the harvest that God has set before us. Could this be you?

A handwritten signature in black ink that reads "+ Michael."

**Bishop Michael**

A handwritten signature in black ink that appears to read "A..."

**Archdeacon of Wells**

# COLLABORATION WITH WELLS CATHEDRAL

STATEMENT FROM  
VERY REVD TOBY WGH  
DEAN OF WELLS

Wells Cathedral values its partnership with the parish churches of the city and is committed to a model of shared ministry that strengthens the overall Christian witness in Wells and its surrounding villages. This collaboration is not operational or administrative in nature; rather, it reflects a shared responsibility for the spiritual life of the city and a mutual commitment to mission, worship, and public service. This collaboration is strongly shared with our ecumenical sisters and brothers as well.

The Cathedral's vision emphasises ministry that is rooted in local context while attentive to the wider needs of the city (recognising the Cathedral's additional role for the County and the Diocese). The Cathedral seeks to serve as a source of theological, liturgical, and pastoral depth, offering support through:

- Occasional shared services and civic events.
- Support for ministry with schools and young people.
- Opportunities for shared training, formation, and discipleship.
- Participation to promote communication, coordination, and shared discernment.

**STATEMENT FROM  
VERY REVD TOBY WRIGHT  
DEAN OF WELLS**



**This partnership is based on respect for the distinct identity of each parish. The Cathedral aims to work alongside clergy and lay leaders in a spirit of mutual encouragement, contributing where its particular resources can strengthen mission and ministry across the city.**

**The incumbent of St Cuthbert's and Wookey Hole will be an important partner in this shared landscape. The Cathedral hopes to work with a priest who is open to collaboration, able to build constructive relationships, and willing to participate in shaping a coherent Christian presence for the whole city.**

**This shared approach to ministry recognises that each church serves its own community, yet all share in the wider task of proclaiming the gospel in Wells. The Cathedral looks forward to working with the new incumbent in a cooperative and outward-facing spirit for the good of the city and its surrounding villages.**

# THE NUMBERS

	ST CUTHBERT'S	WOOKEY HOLE
WEEKLY SERVICES	10.45 SUNDAY PARISH EUCARIST 11.00 WEDNESDAY HOLY COMMUNION (Bubwith Chapel)	9.30 SUNDAY PARISH EUCARIST
2025 (2024 data in brackets)		
BAPTISMS	10 (23)	1 (1)
WEDDINGS	1 (11)	1(1)
FUNERALS (including at the crematorium/cemetery)	22 (21)	2 (1)
CONCERTS ETC	8	3
Electoral Roll	75	26
	(11 added, 19 removed)	

Finances (FY 2025)	Joint Council as a whole	or as Expressed for each Parish	
		Wells St Cuthbert	Wookey Hole
Total income (including grants)	£170,677	£151,887	£18,790
Total Expenditure	£138,539	£119,588	£18,650
Benefice Share	£78,749	£66,621	£12,128
Benefice Share	Paid in Full	Paid in Full	Paid in Full
Income from Grants (non-recurring)	£8,578	£8,578	
Un-Restricted Reserves	£64,301	£37,882	£26,419
Restricted Reserves (includes Lighting, Reredos and Bells projects)	£146,031	£146,031	

**Copies of the Quinquennial reports for each church are available on request.**

## COULD YOU BE THE PERSON WE SEEK?

### Skills, Qualities and Priorities for Ministry

We are seeking a priest who will love and cherish our existing congregations while helping us grow and reach new generations, particularly young people and families, nurturing both faithful discipleship and new expressions of church life. We hope for someone who combines warm pastoral presence, thoughtful discipleship and imaginative, outward-looking leadership.

### Personal Qualities

- Strong pastoral instincts and the ability to relate easily to people of all age and backgrounds
- Approachable, responsive and visible in both church and community
- Able to recognise and encourage the gifts of others
- Able to lead and develop teams
- Deeply committed to creating churches that are welcoming, inclusive and hospitable to all
- Able to encourage a culture of learning, prayer and spiritual growth

### Our Priorities

#### **Inclusion and Belonging**

Our churches care deeply about being places where people feel at home. One of our congregations is part of the Inclusive Church network, and all of us want to keep growing in welcome and openness. We hope our priest will encourage and walk alongside us as we:

- Nurture a culture where everyone feels they truly belong
- Help one another discover and use our gifts
- Make sure anyone who walks through our doors feels valued

## Pastoral Care

We want our churches to be places where people feel known, supported and cared for – both within the congregation and across the wider community. We hope our priest be the shepherd of our flock who will help us grow this shared ministry of care as we:

- Strengthen a pastoral care structure that helps everyone feel seen
- Encourage and support a pastoral care team serving church and community
- Keep in touch with those who connect with us occasionally through life events
- Maintain warm links with local care homes and schools

## Children, Young People and Families

We know there is room to grow in how we support and welcome children, young people and families. With the support of others across the city, we hope our priest can help us imagine, shape and nurture this area of ministry as we:

- Build strong relationships with school leaders, chaplains and staff
- Explore creative ways of helping young people engage with faith
- Develop a new congregation or fresh expression for young people and families

## Buildings and Practical Stewardship

Our buildings matter – they hold our worship, our community life and, in the case of St Cuthbert's, they are part of the 'visitor offer' in Wells. We hope our priest will work with us in caring for these sacred and culturally important spaces as we:

- Oversee maintenance and development
- Care for our buildings and our heritage
- Encourage developments which help grow St Cuthbert's visitor footfall

## APPENDIX ONE: STUDENT VOICE FROM THE BLUE SCHOOL

**“Did you know The Blue School is a church school? Is this important? What can you tell me about it?”**

**Speaker 5:**

“I didn’t know.”

**Others:**

Many say yes, because of Founders’ Day or services.

**Speaker 2:**

“I had to pretend to be a sheep... it was so fun.”

**Speaker 7:**

Describes humorous reenactments by staff in assemblies.

**Speaker 4:**

“People who want to be involved with the church can... others don’t care... it’s kind of boring.”

**Speaker 7:**

“Doesn’t really make much difference.”

**Speaker 6:**

“There’s no religious propaganda or something... I didn’t know it was a religious school.”

**Speaker 11:**

“We can ask people of the church to do things in the church... more space.”

**Speaker 8:**

“You wouldn’t know it’s a religious school... nothing that makes it obvious.”

**“Have you ever been to church? What was your experience like?”**

**Speaker 4:**

“I used to go a lot as a child... felt like any other service.”

**Speaker 7:**

Talks about attending cathedral services (family connection).

**Speaker 13:**

“Not everyone is religious... I just go because you have to.”

**Speaker 6**

“It’s cool. All together.”

## “Who helps you when you’re uncertain, challenged, or frightened?”

Speaker 2:

“Friends... they share similar experiences.”

Speaker 2:

“Adults... they take things seriously.”

Speaker 4:

“I wouldn’t feel comfortable going to a teacher... they’re intimidating.”

Speaker 14:

Pastoral wait times too long — “I just wanted to talk to someone.”

Speaker 8:

“I’d feel embarrassed... I don’t want to put my worries on someone else.”

Speaker 9:

“Being able to confide without them telling someone else... a friend told a teacher and they called her parents.”

Speaker 4:

Teachers have to tell others — impacts trust.

## “What should a spiritual leader be like?”

Speaker 7:

Someone like “Toby at the cathedral”:

“He’s a joy to know... always happy to answer questions.”

Speaker 4:

“Somebody with a lot of knowledge on all religions

Speaker 10:

Shares experience of being forced to be Christian at home:

“I didn’t have the opportunity to think for myself... having someone who lets you have your opinions is fair.”

Speaker 4 (linked idea):

“Hard to respect religion if you’re not allowed to make decisions.”

Speaker 8:

Didn’t want to do Holy Communion when younger — wants a leader who

“understands everyone’s opinions.”

Group:

Want someone accepting, knowledgeable, respectful of choice who gives space to explore.

## APPENDIX TWO: THE VICARAGE



3 ORCHARD LEA  
WELLS  
BA5 2LZ

