



Westclose Farmhouse, Westbury-Sub-Mendip. BA5 1HD

Guide Price £550,000

**COOPER & TANNER**  
THE ART OF AGENCY

# Westclose Farmhouse, Westbury-Sub-Mendip, Wells, BA5 1HD

## DESCRIPTION

In an elevated position on the edge of the village of Westbury-sub-Mendip is this fabulous five bedroom detached farmhouse with period features and paddock to the rear. This well presented family home backs on to an Area of Outstanding Beauty with stunning south facing views over the Somerset Levels and Glastonbury Tor. Many original features remain in the property

such as the servants' bells, parquet flooring, wooden shutters and feature fireplaces. The property briefly comprises; a sitting room and dining room both with built in wooden cabinets and brick built fire places. A drawing room with wood burning stove. The kitchen has a range of wall and base units, gas fired AGA, electric oven and ceramic hob.

- Five bedrooms
- Period features
- Feature fireplaces
- Kitchen with Aga
- Large Conservatory/Family room
- Walled rose garden
- Stables and paddock
- Double Garage and ample parking
- Backing onto an area of Outstanding Natural Beauty
- Stunning views
- Total land approaching 1 Acre
- Part exchange available

## Viewing

Strictly through Cooper & Tanner  
on 01749 676524



From the kitchen, a stable door leads to the utility room which has units and a door leading out to the side of the property. Sliding wooden doors open from the kitchen to the large family room/conservatory which is laid out currently as a dining/sitting area but could have a variety of uses. From this double doors open into to the garden. A w/c and pantry can also be found on the ground floor. Stairs lead to the galleried landing.

There are five double bedrooms, the master having built in storage and en-suite bathroom. Two of the bedrooms have a wash basin, and one a shower and wash basin. Window seats can also be found in the front four bedrooms along with breathtaking southerly views over the Somerset Levels. A family bathroom with overhead shower can also be found from the landing along with views overlooking the garden to the rear.

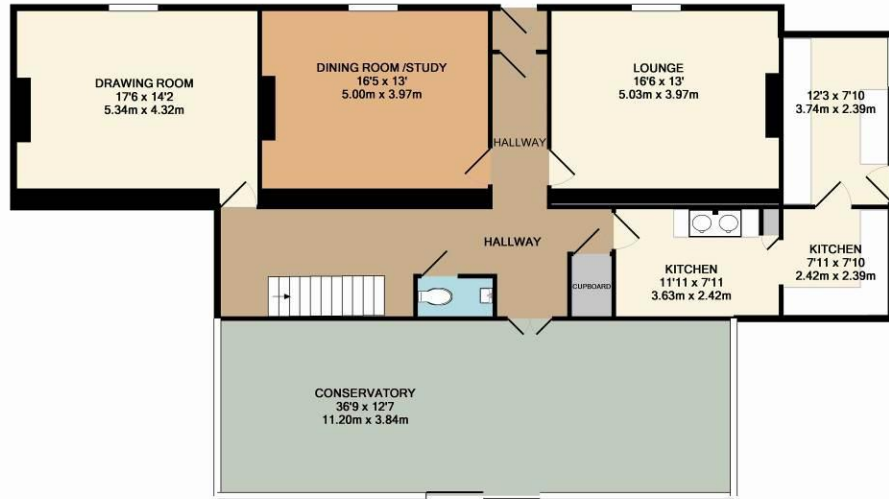
## **OUTSIDE**

To the front of the property is an open oak framed porch with steps to the ample parking area which could accommodate at least eight cars, with further parking around the side of the house accessed through double five bar gates. A walled rose garden, garage, and two stables are also to the side along with gates giving access to the paddock and the garden. From the family room/conservatory, double doors open out to a secluded gravel area and pond. Steps lead up to a terrace laid to lawn; a perfect space for outside furniture for entertaining or simply enjoying the views. A further level takes you to the paddock which has a stone barn and a gate to the lane at the rear. The paddock is completely enclosed with fencing and hedging. Altogether the land totals nearly one acre.

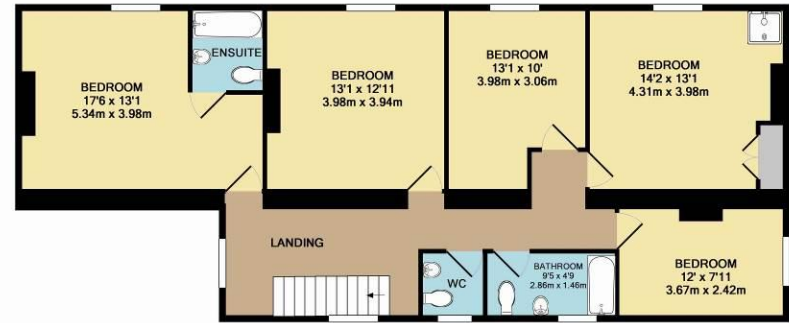
## **LOCATION**

Westbury-Sub-Mendip is a popular village some 3 miles from Wells. The village has its own infant/junior School, Shop/Post Office, Church and Village Hall. The village also has main bus routes.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1648 SQ.FT.  
(153.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1022 SQ.FT.  
(94.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2670 SQ.FT. (248.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**IMPORTANT NOTICE:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

**Area and Sales Plans**

The area and the sale plan have been calculated and produced using Pro map mapping software (Ordnance Survey Licensed) and referenced where possible to the HMLR Title plan, however they may not correspond with other mapping services. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.







Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays. Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells. Millfield School in Street and Downside School in Stratton-on-the-Fosse are easily accessible.

**TENURE**

Freehold

**HEATING**

Gas central heating.

**SERVICES**

Water, gas, electricity, BT and private drainage are all connected.

**VIEWING**

Strictly by appointment with Cooper and Tanner.  
Tel: 01749 676524

**LOCAL AUTHORITY**

Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Tel: 01749 648999.

**COUNCIL TAX**

Band 'F'

**EPC RATING**

Rating 'D'

**DIRECTIONS**

From Wells take the A371 signposted to Cheddar. Continue through the village of Easton and on to Westbury sub Mendip. Continue through the village of Westbury-sub-Mendip passing the shop and Post Office on your right continue for a further 100 metres and Westclose Farmhouse can be found on your right.

**REF: WELJAT161115**





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