

1 Leigh Villas,

Leigh Upon Mendip, BA3 5QL



£265,000 Freehold

An attractive end of terrace village centre cottage with the most incredible panoramic views across rolling countryside. The house requires a degree of modernisation and is offered for sale with no onward chain.

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DESCRIPTION

1 Leigh Villas is a village centre cottage with the most incredible panoramic countryside views to the rear. Requiring a degree of modernisation, the house is offered for sale with no onward chain and represents an exciting opportunity.

The accommodation is well proportioned and flows well. The front door opens into a small entrance hall which provides access into the sitting room and stairs rise to the first floor. The sitting room is a good size, with plenty of light coming through the bay window and a working open fireplace which takes centre stage. In the centre of the house there is a dining room which provides ample space for a table and chairs. Within the dining room, there is built-in storage and an open fireplace, currently housing an electric fire— but this could be opened up and changed if desired. Beyond the dining room is the kitchen, a perfect arrangement for entertaining. The kitchen is also a decent size and includes a range of wall and base units, room for appliances and there is space for a table and chairs. There is also a downstairs shower room to the rear of the cottage and access into the gardens.

On the first floor there are two double bedrooms. The bedroom to the rear benefits from built-in storage and looks out over the gardens and enjoys panoramic views of the surrounding countryside beyond.

OUTSIDE

Outside the gardens lie predominantly to the rear and are a good size. There is a seating area immediately beyond the

back door from the cottage. Beyond there is a long piece of garden that is perfect for keen gardeners. The gardens back onto open fields. There is also an outside tap and an aluminium greenhouse.

ADDITIONAL INFORMATION

Electric night storage heating. Mains electricity, water and drainage connected.

LOCATION

Leigh on Mendip is a small village which was part of Mells and held by Glastonbury Abbey from Saxon times until the dissolution of the monasteries. Located on the Mendip Hills it's within a few miles of various other small villages which together provide a range of amenities. It lies between the cities of Wells, Bath and Bristol and the increasingly popular town of Frome. These all combine to offer a wide range of commercial, cultural and sporting facilities and of course all the benefits of this beautiful rural area are immediately to hand with many footpaths and bridleways. Within the area are various local shoots, hunting with the Mendip Farmers, sailing on Chew Valley Lake and numerous sports clubs. There are excellent state and independent schools including a number of local primary schools, Writhlington, Norton Hill, All Hallows, Downside, Wells Cathedral, Millfield and the Bath schools. The much renowned Babington House is a short drive away, as are the Vobster Inn Restaurant and The Pig. The house is very well placed for the commuter with rail links at Westbury (for London Waterloo). Bath Spa and Bristol (for London Paddington). Other stations include Frome, Trowbridge and Castle Cary. Bristol international Airport is

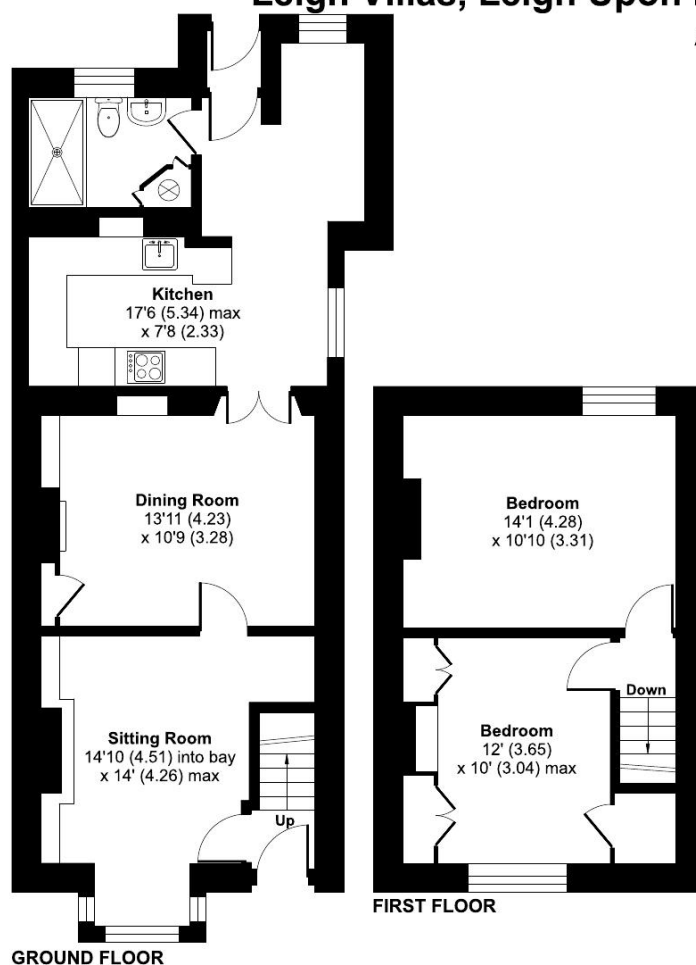




Leigh Villas, Leigh Upon Mendip, Radstock, BA3

Approximate Area = 938 sq ft / 87.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Cooper and Tanner. REF: 1272083



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