



Little Orchard, Back Lane, Westbury-Sub-Mendip, Nr Wells, BA5 1HZ £575,000 Freehold

COOPER
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TANNER



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£575,000 Freehold

DESCRIPTION

Set in a generous plot, in the desirable village of Westbury-sub-Mendip is Little Orchard. This deceptively spacious detached bungalow benefits from views to both the front and rear and comprises three double bedrooms, open plan sitting/dining room, kitchen, utility room, bathroom, separate shower room, attractive gardens, garage and off street parking. The property is offered to the market with NO ONWARD CHAIN.

Upon entering is a spacious entrance hall with window to the front, laminate flooring, exposed stone feature wall and two built-in cupboards, ideal for coats and shoes. A glazed door leads through into the 'L' shaped inner hall with a cupboard housing the boiler and a further built-in shelved cupboard, perfect for day to day storage. The 'L' shaped sitting/dining room naturally divides to offer a spacious sitting room to the front and a dining area to the rear. The sitting room, with stone fireplace and open fire, features a large picture window, allowing plenty of natural light and wonderful views over the garden and countryside beyond. The dining room, with sliding doors to the garden, offers space for a dining table to seat six to eight people and a door leading through to the kitchen. The kitchen comprises a range of cupboards with built-in eye level oven, ceramic hob and 1 1/2 bowl stainless steel sink along with space for a slimline

dishwasher, fridge freezer and undercounter fridge. there is plenty of space in the centre for a small breakfast table and in one corner is a built-in pantry with shelving. A large window overlooks the rear garden and a further door leads through to the hallway. Adjacent to the kitchen is the utility room with further cupboards, a sink and space and plumbing for a washing machine. A large alcove offers additional storage space and a door leads to the rear garden. Accessed from the utility room is a shower room which comprises, WC, wash basin and good size shower enclosure.

To the front of the property, again with a large picture window overlooking the garden and views beyond, is a generous double bedroom. The second bedroom, again a good size double has a window to the side and a built-in cupboard. The third bedroom, currently presented as a study, is again a good size double and benefits from a dual aspect to the side and rear. The family bathroom comprises; bath with overhead shower, hidden cistern WC and a large vanity unit with basin.

OUTSIDE

Accessed through a five bar gate is the driveway, offering parking for four to five cars (in tandem) and leading to the larger than average detached single









OUTSIDE (continued)

garage. The garage benefits from light and power and has both a roller door for vehicular access and a pedestrian door to the side.

The front garden is enclosed by natural stone walls and hedging and is predominately laid to lawn with an array of mature trees and shrubs. A path leads around the property to the rear garden.

The rear garden is generously proportioned and has open countryside to the side and the rear. The stunning garden has been well-tended over the years and is mainly laid to lawn with a verdant display of shrubs, box hedging, lavender and a mini arboretum planted with specimen trees, including Ginkgo, acers and firs. A path meanders, past a natural spring, through a woodland area and to the eponymous 'little orchard' - planted with prolific fruiting trees including apple and fig. Within the garden are two wooden sheds offering plenty of space for garden storage.

LOCATION

Westbury-sub-Mendip has a village store, post office, public house, church, hairdressers, village hall, a popular primary school (Ofsted rating – Good) and regular bus service. Wells and Cheddar both enjoy a

wide range of shops and facilities. The picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches (including Wells cathedral) and both primary and secondary state schools.

For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only fifteen miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

VIEWING

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

DIRECTIONS

Proceed out of Wells on the A371 towards Cheddar. Continue through the village of Easton until reaching Westbury-Sub-Mendip. On entering the village take the second right onto Top Road, continue for 400m and take the first right into Back Lane. The property can be found a little further along on the right.

REF:WELJAT25102024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: F

Heating: Gas central heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads



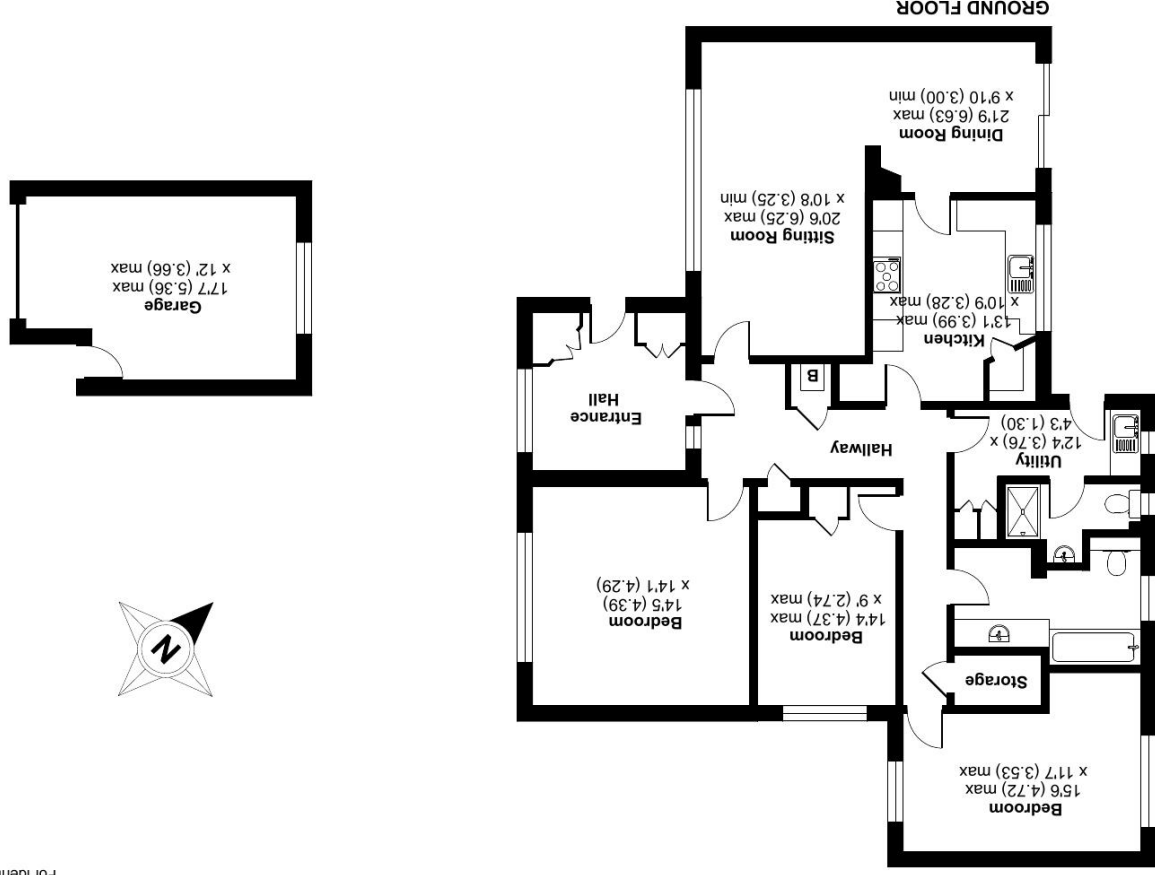
Nearest Schools

- Westbury-Sub-Mendip (primary)
- Wells (primary and secondary)
- Cheddar (primary and secondary)

Back Lane, Westbury Sub Mendip, Wells, BA5

Approximate Area = 1697 sq ft / 157.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecm 2024. Produced for Cooper and Tanner. REF: 1204186



WELLS OFFICE

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