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 EPC D

£550,000 Freehold

Forgebrook Cottage
 Westbury Sub Mendip
 Nr Wells, BA5 1HA

COOPER
 AND
 TANNER



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DESCRIPTION

A three double bedroom country cottage set within the heart of the ever-popular village of Westbury Sub Mendip with a walled West facing garden and detached Forge within the grounds. The property has been within the same family ownership since it was originally built in the 1970's and now offers scope to modernise and improve further. The property is split-level and is laid out over three floors.

Upon entering the house is a light and spacious entrance hall with a downstairs w/c and space for shoes and coats. On the ground floor are two double bedrooms, both with vanity basins and with views looking over the front courtyard.

Stairs lead to a central landing within the house with a door going out to the gardens, a utility room with storage, boiler and plumbing for white goods, along with a well-proportioned sitting room. The sitting room benefits from a dual aspect view over the gardens along with French doors providing access. The focal point of the room is an open fire with stone surround.

Steps from the sitting room lead to the dining room, a splendid room with space for a large dining table, views to the front towards the Mendip Hills. The kitchen has a view to the Mendip Hills and currently comprises a range of units, plumbing for a dishwasher and space for a freestanding cooker. The kitchen cabinets are original from new and would benefit from updating, if desired. On this level is the main family bathroom and principal bedroom. The bathroom features a bath with shower above, toilet and wash hand basin whilst the large bedroom features a wall of fitted wardrobes and ample space to fit an ensuite if needed.

OUTSIDE

Approaching the property is a courtyard parking area which comfortably accommodates five cars leading to a larger than average single garage with light, power and a door opening out to the rear garden. A side passageway provides access from the front to the back of the house. The walled garden to the rear

has a South-West aspect, mainly laid to lawn with an abundance of shrubs, mature trees, hedging and stone steps leading from the sitting room onto the well-kept lawns.

The Forge to the front of the house is fully detached and is currently equipped with light and power making it a great workshop/studio but also offering huge potential to create an annex, holiday let, large home office subject to any necessary consents.

LOCATION

Westbury-sub-Mendip has a village store, public house and popular primary school. Wells and Cheddar both enjoy a wide range of shops and facilities. The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself 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, two churches 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

From Wells take the A371 signposted to Cheddar. Continue through the village of Easton and on to Westbury-Sub-Mendip. Continue through the village following the round a sharp right-hand bend. The property is on the left hand side immediately after the turning to Duck Lane.

REF:WELJAT11112025

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads



Nearest Schools

- Westbury Sub Mendip (Primary)
- Wells & Cheddar (Secondary)

Forgebrook Cottage, Westbury Sub Mendip, Wells, BA5 1HA

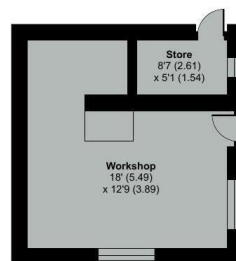
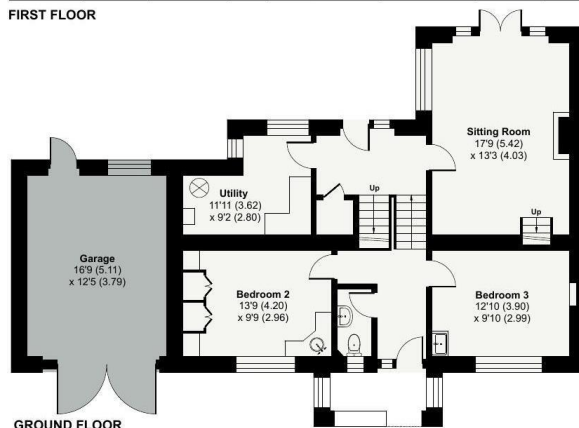
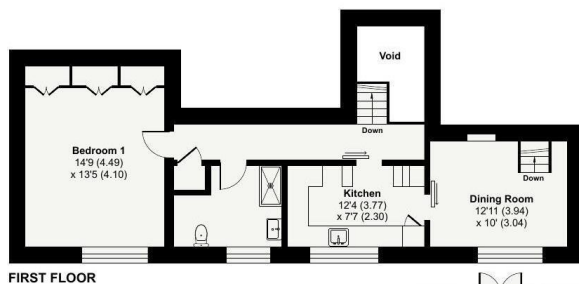
Approximate Area = 1462 sq ft / 135.8 sq m (excludes void)

Garage = 217 sq ft / 20.1 sq m

Outbuilding = 339 sq ft / 31.4 sq m

Total = 2018 sq ft / 187.3 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).



WELLS OFFICE

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AND
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