



The Coach House, Stoke Road, Westbury-Sub-Mendip, BA5 1HD

£550,000 Freehold

COOPER  
AND  
TANNER







# The Coach House, Stoke Road, Westbury-Sub-Mendip, Nr Wells, BA5 1HD

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## DESCRIPTION

Set in the popular village of Westbury-Sub-Mendip is this well-presented former coach house with terraced gardens of circa. 0.75 of an acre. The property has the perfect balance of character features and modern convenience and comprises, three double bedrooms, two reception rooms, family bathroom, downstairs cloakroom and utility room along with off road parking and a large workshop.

Upon entering is a hallway with space for coats and shoes, a useful understairs space and a cloakroom with WC and wash hand basin. From the hall a step leads down to a dual aspect reception room, this bright and versatile room could be used as a formal dining room, home office, playroom, snug or fourth bedroom. From the entrance hall, half glazed double doors lead into the main sitting room, again with a dual aspect. This generous room benefits from character features including large wooden beam which would have originally formed the opening to the coach house, a dado rail and a wooden mantelpiece with inset woodburning stove acts as a focal point. A step leads up to the kitchen/diner and utility room. The utility room, with shelves and storage, houses the Worcester Bosch combi-boiler and has space for a washing machine and tumble dryer along with further white goods and a stable door leading out to the side of the house. The kitchen/diner is a good size and features a range of country style units, some with wood effect finish and

others painted in a lovely duck egg blue, all topped with solid wood worktops. The kitchen features a full height cupboard, ideal for day-to-day storage, 1 1/2 bowl sink, integrated fridge, integrated dishwasher and space for a range cooker (available by separate negotiation). A window looks out to the side and French doors open out to the patio and gardens beyond. There is plenty of space for additional freestanding furniture along with a dining table to seat six to eight people comfortably.

Stairs rise to the first floor landing which has exposed beams, a shelved airing cupboard and a door leading out to a secluded terrace, mainly laid to gravel, offering the ideal spot for an alfresco breakfast. To the front of the property is a good-sized double bedroom with exposed beam, part-vaulted ceiling, loft hatch, vanity basin and a window with deep cill - ideal for a window seat. The second bedroom benefits from a built-in cupboard, part-vaulted ceiling, vanity basin a dual aspect with views, over rooftops, of the surrounding countryside. From the landing a step leads up to a further area of landing with a window to the side and leading to the family bathroom and principal bedroom. The bathroom, with whitewash effect flooring, features a large, glazed shower enclosure, bath with shower attachment, vanity basin and WC. The principal bedroom is notably spacious with part-vaulted ceiling, large window overlooking the gardens and built-in wardrobes with two hanging rails with shelves between.















## OUTSIDE

To the front of the property is a driveway, flanked by an area of trees and mature planting, offering parking for two to three cars. To one side of the property, a five bar gate opens to a further paved parking space.

At the rear, accessed from the kitchen, is a paved patio area with curved raised bed, with planting and fitted bench seating. To one side is a large workshop with wooden double doors. The workshop could be used as a garage, if desired, but would require a larger opening. At the rear of the workshop is a useful wood store. The large garden features a number of terraced areas all planted with mature trees and shrubs. Within the garden is a greenhouse and several seating areas, all boasting wonderful views over the Somerset countryside. At the top, the garden widens on one side to an orchard, planted with fruit trees including pear, apple, cherry and plum along with a vegetable plot. To one side is a summerhouse, built-in barbeque and covered dining area.

## LOCATION

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

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 of Westbury Sub Mendip, passing the shop and Post Office on your right continue for a further 150 metres and The Coach House can be found on your right.

REF:WELJAT23022024



Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** E

**Heating:** Gas central heating

**Services:** Mains drainage, gas, water & electricity

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary



### Nearest Schools

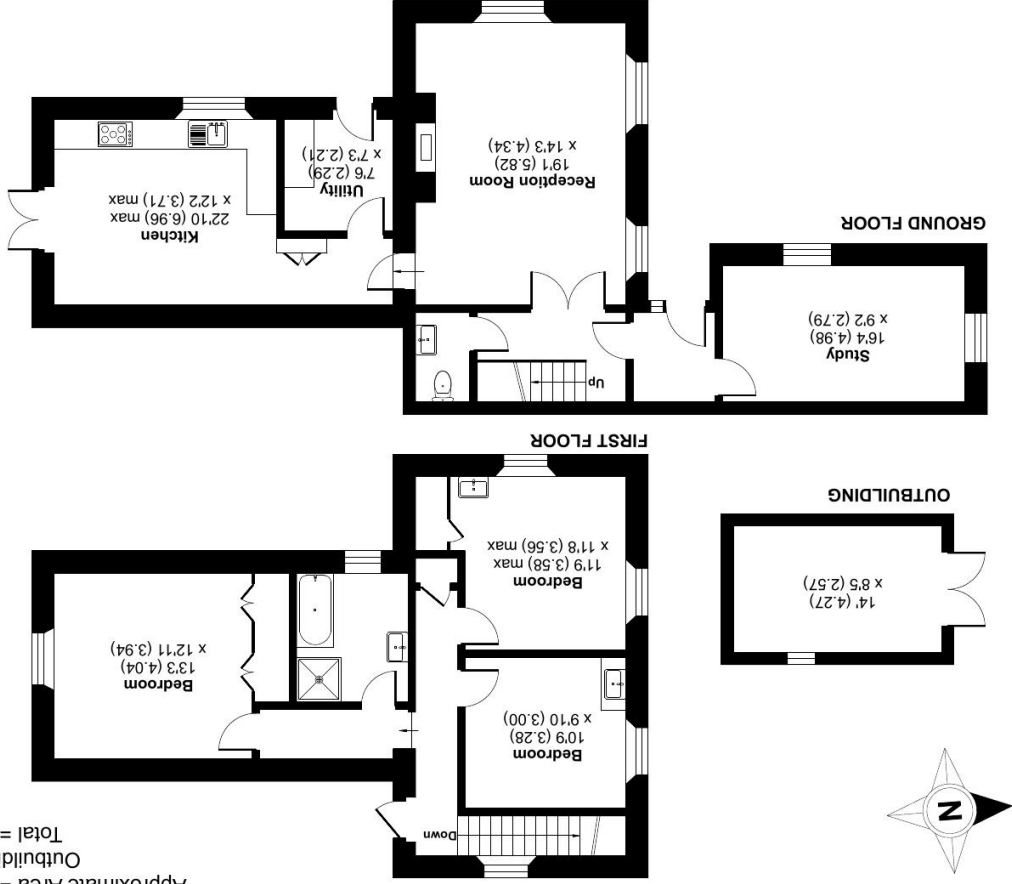
- Westbury-Sub-Mendip (Primary)
- Wells (Primary & Secondary)



# Stoke Road, Westbury Sub Mendip, Wells, BA5

Approximate Area = 1515 sq ft / 140.7 sq m  
 Outbuilding = 119 sq ft / 11 sq m  
 Total = 1634 sq ft / 151.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecm 2024. Produced for Cooper and Tanner. REF: 1088761

WELLS OFFICE

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