



Richmond, Longlands Lane, Westbury Sub Mendip, Nr Wells, BA5 1HP £550,000 Freehold

COOPER  
AND  
TANNER







# Richmond, Longlands Lane, Westbury-Sub-Mendip, Nr Wells, BA5 1HP

 3+1  2+1  1+1 EPC E

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£550,000 Freehold

## DESCRIPTION

Set in a generous elevated plot at the end of a no through road, in the desirable village of Westbury-sub-Mendip is 'Richmond'. This deceptively spacious detached bungalow benefits from an attached one bedroom, self-contained annex along with views to both the front and rear. The main part of the bungalow comprises three bedrooms, sitting room, dining room, kitchen, utility room and bathroom along with a double garage, workshop, carport and ample parking. Mature gardens surround the property and back on to open countryside. The property would benefit from updating and is offered to the market with NO ONWARD CHAIN.

Upon entering is a spacious 'L' shaped entrance hall with two built-in cupboards, ideal for coats and shoes, a corner airing cupboard housing the hot water cylinder and a further storage shelved storage cupboard with double doors. The dual aspect sitting room, is a good size and benefits from views to the side and a glazed door opening on to the front terrace. A corner fireplace with tiled surround and open fire is the focal point and a sliding door opens into the dining room. The dining room can accommodate a table to seat six and has a window offering views to the side and a door opening into the kitchen. The kitchen, with floor mounted oil-fired boiler, has a range of cupboards with slatted pine doors and drawers, ceramic hob, eye level double oven, space for both a dishwasher and fridge freezer, views over the rear garden and countryside beyond along with a sliding door to the hall. From the kitchen a door leads into the utility room, this useful space has a window to the side, a door to the garden, space for white

goods along with space and plumbing for a washing machine.

From the hall are three bedrooms and the family bathroom. The first double bedroom, currently presented as a twin has a front aspect over the garden and benefits from a built-in cupboard. Also with a front aspect is a second double bedroom with built-in mirrored wardrobes and a recess with built-in sink and vanity unit. The third bedroom, currently used for storage has a view over the garden and countryside to the rear. The family bathroom comprises a bath with triton electric shower overhead, WC, vanity wash basin and heated towel rail. At the far end of the hall a lockable sound proofed door opens to the self-contained one bedroom annex.

## ANNEX

The annex, which can be accessed from the main house, via a lockable door, and from external doors to the front and side is fully self-contained. To the front is a sitting room with brick fireplace with open fire as the focal point. A glazed door opens to the front terrace and a window looks out over gardens at the side. From the sitting room a door opens to a galley kitchen with built-in pantry, further built-in cupboard, window to side, sink and space for appliances. A step leads down to a rear lobby with large alcove, door to the garden and door to the bathroom. The bathroom comprises; bath, wash basin, WC and obscure glass window. From the sitting room is the bedroom with views over the rear garden towards the Mendip Hills in the near distance.

















## OUTSIDE

Accessed through wooden gates is the driveway, offering parking for four to five cars and leading to the car port and double garage. The garage is two single garages adjacent to each other and both benefitting from an 'up and over' door. To one side is a workshop with pedestrian door.

To the front is an area of lawn with border of mature trees and shrubs (with some pruning of these trees, the view can be opened up across the valley to the field beyond). From the driveway, steps lead up to the front terrace which runs the length of the property, this makes an ideal spot for outside furniture and entertaining. To the side of the property is a further lawned area with a pampas grass at its centre. To the rear is a large area of lawn enclosed by stone walling and backing on to open countryside. A pathway runs across the rear of the property, leading to an outside WC. A large, gravelled area makes the perfect spot for pots and outdoor furniture and is a lovely space to sit and enjoy the garden and views beyond. Within the garden are a variety of mature trees and shrubs. Two pathways lead past wide planted borders back to the front drive.

## 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. Continue through the village, passing The Westbury Inn on the right. Take the next right onto School Hill and continue straight ahead where the road becomes Old Ditch, continue for approx. 300m passing Drapel Lane on the right and take the next right into Longlands Lane. Continue to the top of the lane where the property can be found on the right.

REF:JAT02122024



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** F

**Heating:** Gas central heating

**Services:** Private drainage (via septic tank), mains water, gas and electricity



### Motorway Links

- M4
- M5



### Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads

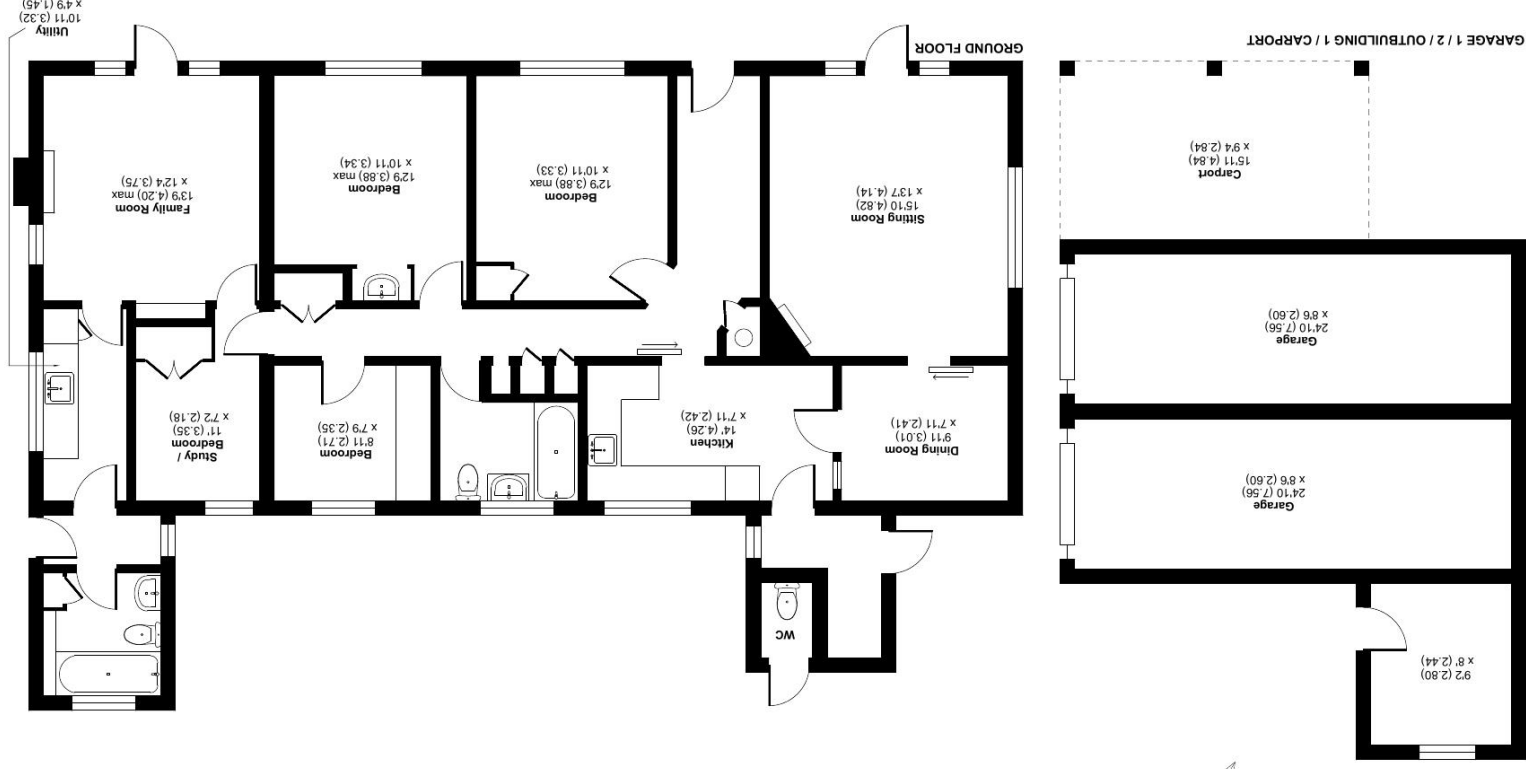


### Nearest Schools

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

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Approximate Area = 1440 sq ft / 133.7 sq m (excludes carport)  
Garages = 424 sq ft / 39.3 sq m  
Outbuildings = 87 sq ft / 8 sq m  
Total = 1951 sq ft / 181 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
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**WELLS OFFICE**  
telephone 01749 676524  
19 Broad Street, Wells, Somerset BA5 2DJ  
[wells@cooperandtanner.co.uk](mailto:wells@cooperandtanner.co.uk)

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