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 EPC E

£375,000 Freehold

West Close Cottage,  
 Stoke Road, Westbury Sub Mendip  
 Nr Wells, BA5 1HD

**COOPER  
 AND  
 TANNER**





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## DESCRIPTION

A three bedroom detached period home situated on the outskirts of the ever-popular village of Westbury-Sub-Mendip with parking, garage, gardens and countryside views. The property has spacious living accommodation, ample storage and scope for someone to place their own mark. Offered to the market with NO ONWARD CHAIN.

Upon entering the house is a spacious entrance hall with an area for shoes and coats, w/c with wash hand basin and door opening into the kitchen/dining room. The triple aspect kitchen comprises a range of fitted units, space for a range cooker and white goods along with a separate door opening out to the driveway and gardens. A peninsula naturally divides the kitchen from the dining area. The dining area can comfortably accommodate a table for six people with a further storage cupboard situated beneath the stairs. The sitting room runs the width of the house to the front with a sunny southerly aspect and a wood burner as the focal point, set within an inglenook fireplace with exposed stone.

To the first floor are three bedrooms and the family bathroom which comprises; a large corner bath, separate shower enclosure, toilet and wash basin. The principal bedroom can be found to the front of the house, a magnificent room with a vaulted ceiling, exposed wooden beams, storage and countryside views. The second double bedroom benefits from a garden view with the Mendip Hills in the background. The third bedroom is a spacious single with fitted storage.

## OUTSIDE

Attached to the house is a large garage with double doors to the front, light and power and could be created into further accommodation subject to the necessary consents.

A set of five bar wooden gates open to reveal the driveway, with parking for two to three cars, leading to the property. A gravelled

area provides a brilliant space, close to the kitchen for outside furniture, dining and entertaining. Steps lead up to a higher level of garden which is laid to lawn with shrubs, trees and a further patio for outside furniture - perfectly positioned to enjoy the neighbouring countryside and Mendip Hills in the distance.

## LOCATION

Westbury Sub Mendip is a popular village some 3 miles from Wells. The village has its own infant/junior 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. 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.

## 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 100 metres and West Close Cottage can be found on your right.

REF:WEUJAT28042025

### Local Information Wells

**Local Council:** Somerset 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

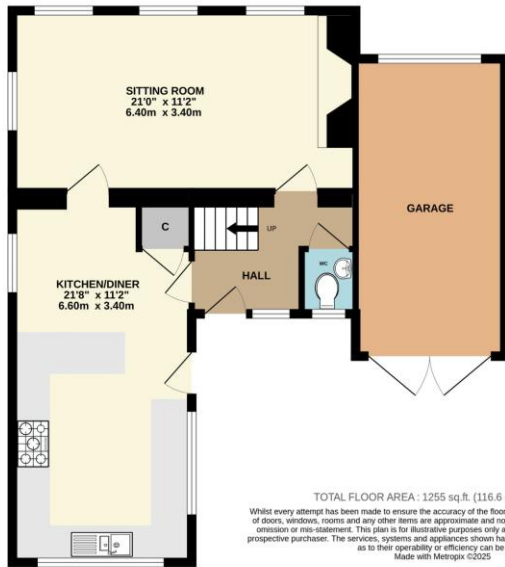


### Nearest Schools

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

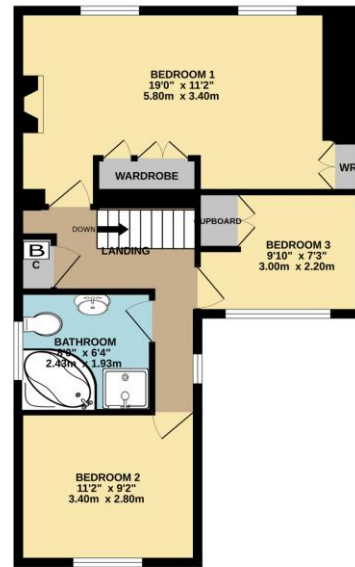


GROUND FLOOR  
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 1255 sq.ft. (116.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



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