



Redways, Crow Lane, Westbury Sub Mendip, BA5 1HB

£475,000 Freehold

COOPER
AND
TANNER



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Description

A splendid three-bedroom link-detached family home with south facing gardens, ample parking and situated in the heart of the ever popular village of Westbury-sub-Mendip. The property has been within the same family ownership for over 60 years, upgraded over the years and is now offered as a blank canvas with no onward chain. The property lends itself to easily convert into a four-bedroom property if desired.

Upon entering the house is a spacious entrance hall opening into a well-proportioned reception room featuring an open fire with stone surround and an abundance of natural light. From the reception room is a conservatory with a sunny south-west facing aspect, ample space for furniture and French doors opening out to the patio. The kitchen/breakfast room comprises a range of fitted wall and base units, electric double oven, electric hob, built-in fridge, dishwasher along with ample space for a dining table for four to five people. Open plan to the kitchen is a more formal dining room with a lovely view over the gardens, this

room is excellent for entertaining with ample space for a table to accommodate ten to twelve people. A utility room can be accessed from the kitchen which provides additional storage and a door opening to the gardens. Completing the downstairs accommodation is a shower room comprising a shower, toilet and wash hand basin.

To the first floor is a light and bright landing leading to the three bedrooms and the family bathroom. The principal bedroom benefits from a dual aspect looking over the gardens and towards the centre of the village. This room could easily be modified to create a double and single/study bedroom if desired. Both the two further bedrooms are double in size with one having fitted storage and the other having a built-in vanity unit and a door opening to a large balcony to the front of the house with a lovely garden and countryside view in the distance. The bathroom comprises a bath with shower above, toilet, wash hand basin and large airing cupboard.









Outside

The gardens wrap around the property with a large area of lawn with a wide variety of mature shrubs, trees, bushes and flower beds. A patio runs almost the width of the house, perfect for outside furniture and entertaining with a southerly aspect. Accessed from the garden is a former garage which is now used for storage whilst a tarmac parking area provides parking for 4/5 cars comfortably.

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.

Nearby, 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, 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 is 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 (with the Westbury Inn on your right). Take the next right into Crow Lane and the property is immediately on the right.

REF:WELJAT180722



Local Information Wells

Local Council: Mendip

Council Tax Band: E

Heating: Oil fired central heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bristol Temple Meads

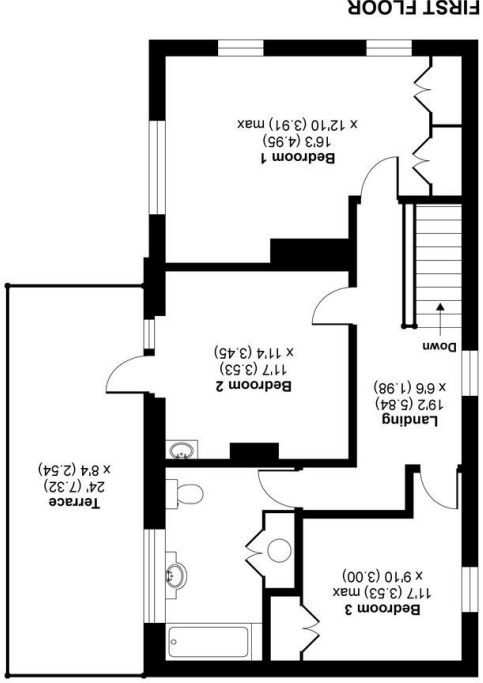
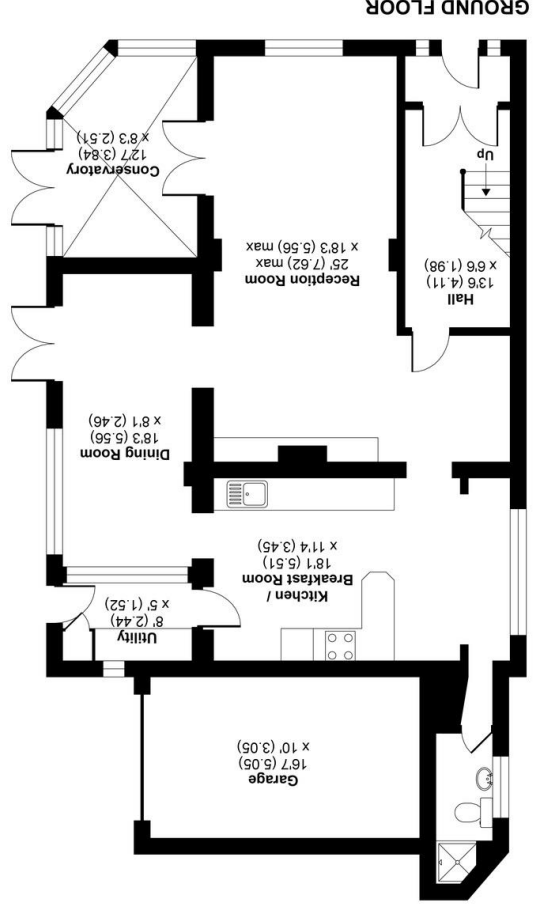


Nearest Schools

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

Crow Lane, Westbury Sub Mendip, Wells, BA5

Approximate Area = 1959 sq ft / 182 sq m (includes garage)
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhocom 2021.
 Produced for Cooper and Tanner. REF: 795998
RICS
 Certified Property Measurer

WELLS OFFICE
 telephone 01749 676524
 19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

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