



 2  2  2 EPC E

£365,000 Freehold

Forge Cottage, Perch Hill,
Westbury-Sub-Mendip,
Nr Wells, BA5

**COOPER
AND
TANNER**



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DESCRIPTION

A beautifully renovated and extended two double bedroom cottage set within the heart of the ever-popular village of Westbury-Sub-Mendip with character features and stunning countryside views. Believed to date back to the 1820's, the old forge has now been enhanced by the current owners to a high standard throughout to create a wonderful home.

Upon entering the house is a spacious sitting room with an abundance of natural light with a south facing window to the front, French doors to a small private courtyard and exposed wooden beams and floors. The main feature of the room is a dual facing wood burner set within a stone chimney breast with inset bread oven. The burner creates a warm and cosy feeling whilst also being seen from the large dining area which can comfortably accommodate a table for 6-8 people. From the reception area is downstairs cloakroom with a w/c and wash hand basin. The kitchen comprises a range of fitted units topped with wooden worksurfaces along with a Belfast sink and stunning countryside views. Within the kitchen is a larder cupboard, central movable island along with space for a range cooker, washing machine, tumble dryer and dishwasher.

To the first floor is a landing area with access to the two double bedrooms and fitted storage. The largest of the two double bedrooms has 2 fitted cupboards for additional storage along with breath-taking southerly views over open countryside and the benefit of an ensuite shower room with large shower, toilet, wash hand basin and dual fuel heated towel rail. The second double bedroom also has views, an ensuite shower room and steps leading out to the south facing roof terrace.

OUTSIDE

The principal garden for the property is the roof terrace accessed from the second double bedroom, the terrace is a great space for outside dining and entertaining with an incredible south facing view overlooking countryside with Glastonbury Tor in the distance. The terrace offers a wonderful viewpoint throughout the year with stunning sunsets and perfect for wildlife spotting. To the front is a

courtyard enclosed by a natural stone wall, this area is ideal for pots and has an espalier apple tree planted against the wall and a path leading to the front door. A rear courtyard is laid to gravel and is accessed from the sitting room which provides a small area for a bistro table and chairs. To the side of the house is a parking area for one car with a passage to the rear courtyard.

The owners currently rent a 1/3 acre paddock situated 100m up the no-through lane - currently £100 per annum. This provides extra parking along with an additional space for storage, gardening and recreation.

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

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. On entering the village take the second right onto Top Road, continue for 400m and take the first right into Back Lane and then immediately right onto Perch Hill. The property can be found a little further uphill on the left.

REF: WELJAT07072025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Oil fired central heating – New boiler fitted 2024 (with 7 year warranty)

Services: Mains drainage, water and electricity.

Tenure: Freehold



Motorway Links

- M4
- M5



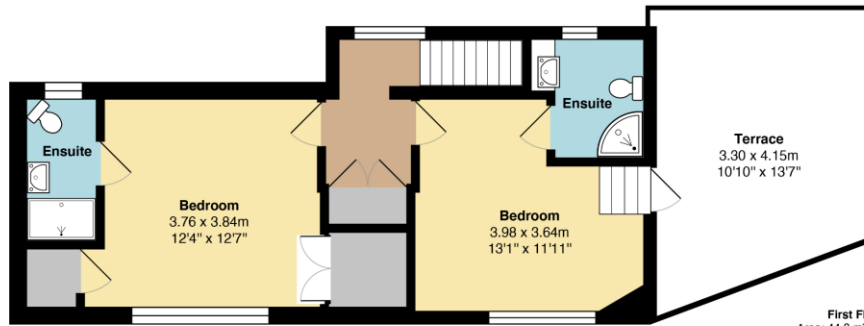
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

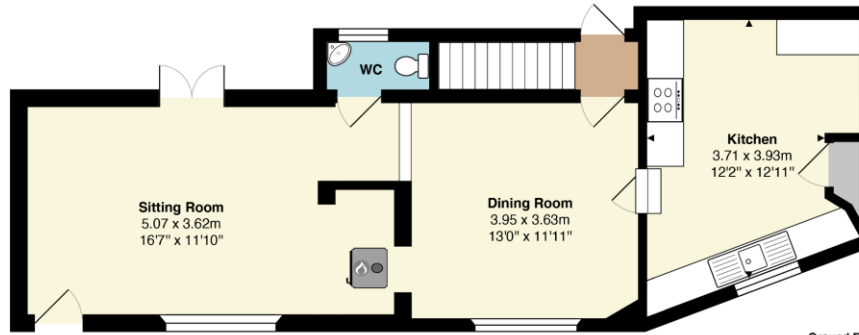


Nearest Schools

- Wells



Forge Cottage, Westbury Sub Mendip



Approximate gross internal floor area of main building - 107.2 m² / 1,154 ft²

Whilst every attempt has been made to ensure the accuracy of this floor plan, 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. All room measurements are maximum dimensions unless otherwise stated.



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