



Wellsway, Hollybrook, Westbury-Sub-Mendip, Nr Wells, BA5 1EU

£645,000 Freehold

COOPER
AND
TANNER



Wellsway, Hollybrook, Westbury-Sub-Mendip, Nr Wells, BA5 1EU

 5  3  2 EPC E

£645,000 Freehold

DESCRIPTION

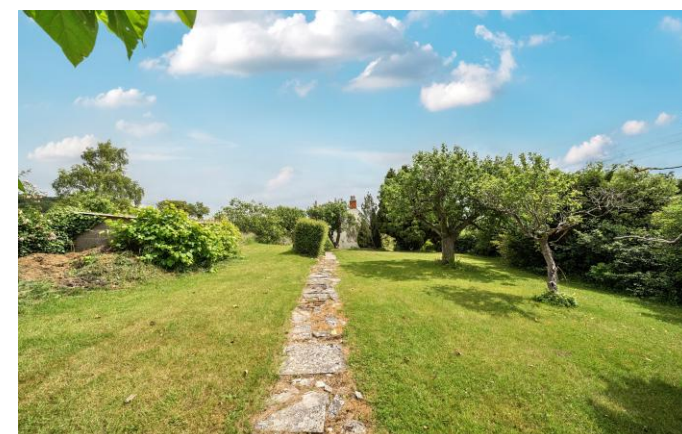
A wonderful opportunity to acquire a five bedroom detached family home set in approx. 1/4 of acre of grounds, on the edge of the popular village of Westbury-Sub-Mendip with countryside views and offered with no onward chain. The property has been within the same family for over 58 years and now offers a wealth potential to create into a lovely family home for the next generation.

Upon entering the house is a spacious entrance hall with space for shoes and coats. The sitting room can be found to the front of the house with a bay window, with original stained glass detail, overlooking the front gardens and an open fire as the focal point and shelves built into the alcoves either side. The dining room also benefits from a bay window, again with original stained glass detail, to the front of the house, with ample space for a table to accommodate eight to ten people along with an open fireplace. The kitchen comprises a range of fitted units with plumbing for white goods, a serving hatch to the dining room and access to a side porch opening out to the courtyard and gardens beyond. Adjacent to the kitchen is a breakfast room which could either be used as an additional dining area, home office or storage area. A further reception room at the rear

of the house benefits from a westerly aspect overlooking the garden and could be used as a playroom, snug or downstairs bedroom, if desired. Stairs lead to the first floor landing, providing access to the five bedrooms and two bathrooms. The main bedroom is a spacious room with bay window to the front looking out over open countryside and an enclosed area, currently with a sink in situ, but could be created into either a dressing room or ensuite, if desired. Two further double bedrooms benefit from countryside and gardens views and wash hand basins with one benefitting from fitted storage. Two single bedrooms also benefit from fitted storage and have beautiful views. There are two bathrooms adjacent to each other along with a separate w/c.

OUTSIDE

The gardens surround the property and have been lovingly tended to over the years with several areas to sit and enjoy the views and sunshine throughout the day. Whilst mostly laid to lawn the garden features an array of flowers, shrubs, bushes, fruit trees (apples, pears and plums) and hedging providing a haven to a host of wildlife. A large area, to the West of the plot, has previously been used as a productive vegetable plot. As the property backs









OUTSIDE (continued)

onto open fields it allows views to be had either towards Glastonbury Tor or up towards The Mendip Hills. A courtyard to the side of the house provides the perfect area for outdoor furniture, dining and entertaining with access directly from the kitchen. To the East of the house are several outbuildings which could benefit from updating, one featuring an old well and the other offering a wealth of opportunities to create into a games room, home office or annex - subject to the necessary consents. A driveway for one car leads to a large single garage whilst a further area to the front of the house provides parking for an additional two cars.

LOCATION

Westbury-sub-Mendip has a village store, public house and popular primary school. The Strawberry line, a traffic free path from the Mendips to the Sea, runs through the village. 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, 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

From Wells take the A371 signposted to Cheddar. Continue through the village of Easton to the hamlet of Hollybrook (just before) Westbury-Sub-Mendip. The property can be found a little further along on the right hand side, just after the bus stop. For the purposes of viewing please park in the pull-in to the front of the property - just after the bus stop sign.

REF:WELJAT16062025



Local Information Wells

Local Council: Somerset Council

Council Tax Band: F

Heating: Gas central heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads

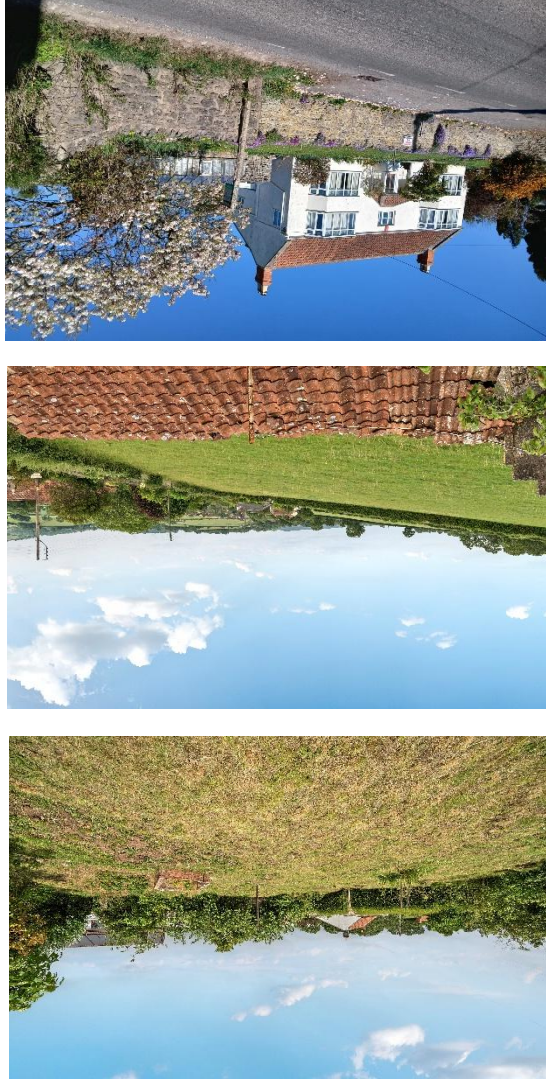
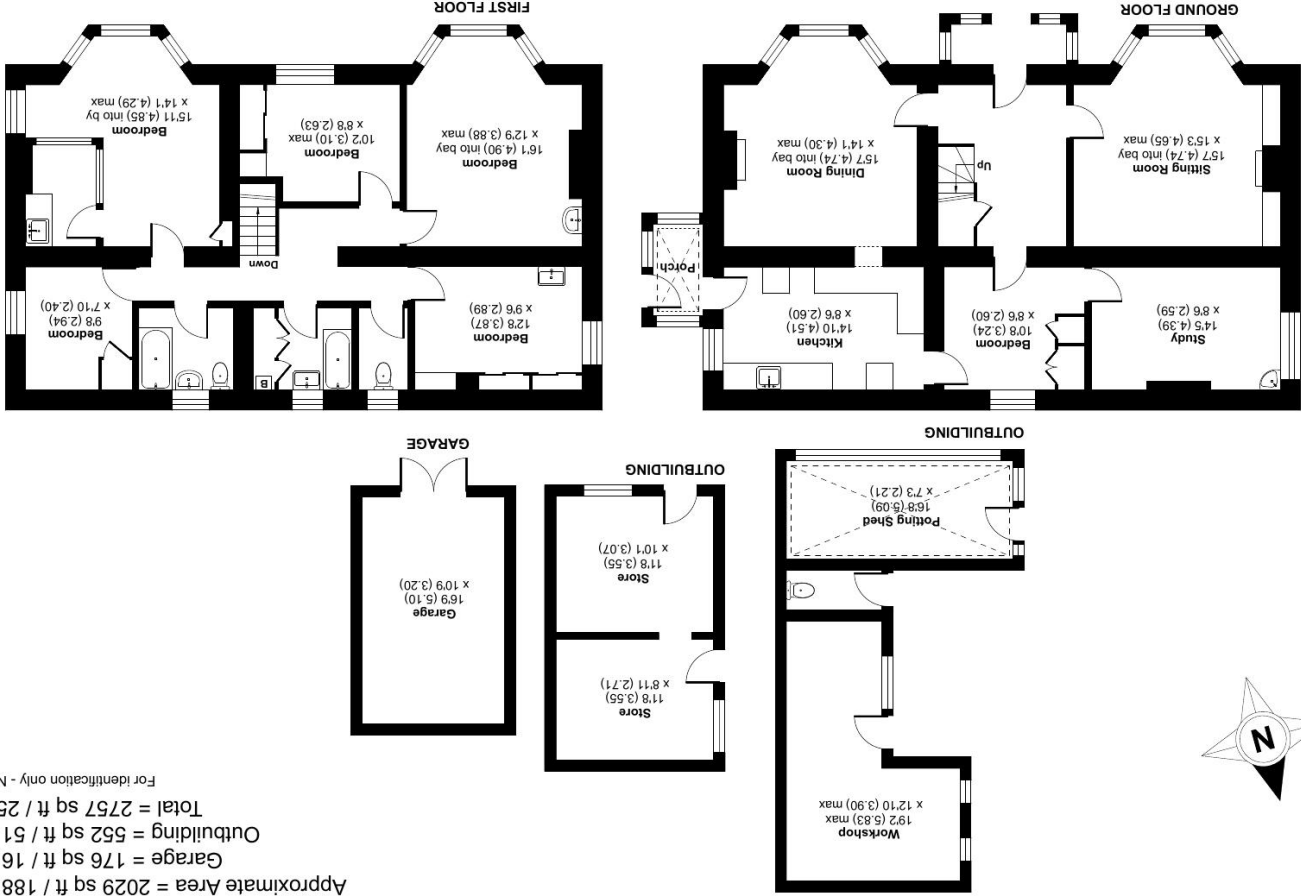


Nearest Schools

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

Wellsway, Hollybrook, Westbury Sub Mendip, Wells, BA5

Approximate Area = 2029 sq ft / 188.5 sq m
Garage = 176 sq ft / 16.3 sq m
Outbuilding = 552 sq ft / 51.2 sq m
Total = 2757 sq ft / 256 sq m
For identification only - Not to scale



WELLS OFFICE

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Cooper and Tanner. REF: 1307310

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



COOPER
AND
TANNER