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£595,000 Freehold

Forgebrook Cottage  
Westbury Sub Mendip  
Nr Wells, BA5 1HA

COOPER  
AND  
TANNER



# Forgebrook Cottage

## Westbury Sub Mendip

### Nr Wells, BA5 1HA

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## £595,000 Freehold

### Description

A three double bedroom country cottage set within the heart of the ever popular village of Westbury Sub Mendip with a walled West facing garden and detached Forge within the grounds. The property has been within the same family ownership since it was originally built in the 1970's, in the last 10 years, doors, windows and boiler have been replaced but the house still offers scope to modernise and improve further.

Upon entering the house is a light and spacious entrance hall with a downstairs w/c and space for shoes and coats. On the ground floor are two double bedrooms, both with vanity sink units and with views looking over the front courtyard. Stairs lead to a central landing within the house with a door going out to the gardens, a utility room with storage, plumbing for white goods and the boiler along with a well-proportioned sitting room. The sitting room benefits from a dual aspect view over the gardens along with French doors providing access. The focal point of the room is an open fire with stone surround. Steps from the sitting room lead to the dining room, a splendid room with space for a large dining table, views to the front towards the Mendip Hills and offering potential to be knocked through into the kitchen if desired. The kitchen is the original from new and could require some updating, it also has a view to the Mendip Hills and currently comprises a range of units, plumbing for a dishwasher and space for a freestanding cooker. On this level is the main family bathroom and principle bedroom. The bathroom features a bath with shower above, toilet and wash hand basin whilst the large bedroom features a wall of

fitted wardrobes and ample space to fit an ensuite if required.

### Outside

Approaching the property is a courtyard parking area which comfortably accommodates 5 cars leading to a larger than average single garage with light, power and a door opening out to the rear garden. A side passageway provides access from the front to the back of the house. The walled garden to the rear has a South-West aspect, mainly laid to lawn with an abundance of shrubs, mature trees, hedging and stone steps leading from the sitting room onto the well-kept lawns.

The Forge to the front of the house is fully detached and is currently equipped with light and power making it a great workshop/studio but also offering huge potential to create an annex, holiday let, large home office subject to any necessary consents.

### 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 following the round a sharp right-hand bend. The property is on the left hand side immediately after the turning to Duck Lane.

REF:WELJAT070122

#### Local Information Wells

**Local Council:** Mendip District Council

**Council Tax Band:** E

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas & electricity

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



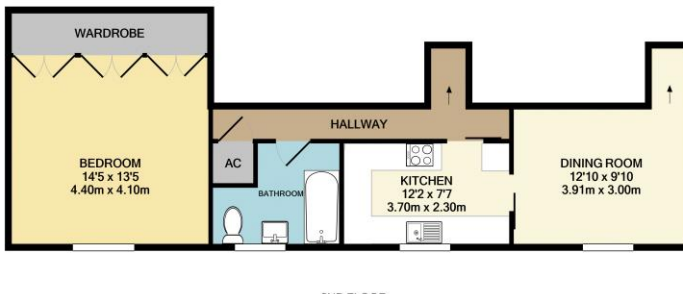
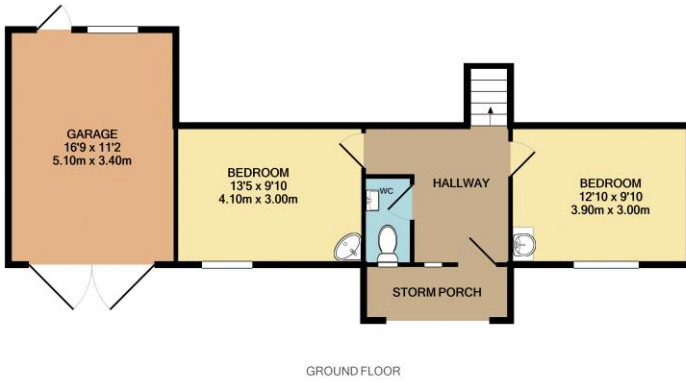
#### Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads



#### Nearest Schools

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



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