



3 Bell Close, Westbury-Sub-Mendip, Nr Wells, BA5 1ET

£625,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

A beautifully renovated and extended four bedroom detached family home set within a quiet cul de sac within the ever popular village of Westbury-Sub-Mendip. This home offers the opportunity to live just 3 miles from the Cathedral city of Wells, under the Mendip Hills and within a short stroll from open countryside. The house has been transformed by the current owners who have created a wonderful home with large open plan kitchen/dining/entertaining room with high quality finishes, vaulted ceiling and doors opening out to a manicured and low maintenance South-West facing garden.

Upon entering the house is an entrance hall featuring a w/c with wash hand basin along with a large storage cupboard, perfect for shoes and coats. A door opens to reveal a stunning dual aspect kitchen/dining/sitting room with an abundance of natural light views and French doors out to the garden, the room is the perfect space for family living and entertaining throughout the whole day. The kitchen provides ample storage space with a range of fitted units topped with Quartz worksurfaces, Belfast sink, integrated dishwasher and space for a range cooker. A central island provides additional storage along with a wine rack and breakfast bar for three to four people. Within the room is a dining and sitting area which could be changed depending on the season. Currently the dining area has a view overlooking the front garden,

a feature fireplace with ample space for a table to accommodate ten people whilst the sitting area has ample space for large comfy sofas, a Velux window for additional natural light and doors to the patio and gardens beyond. From the large open plan room is a separate utility room again with a vaulted ceiling, the room provides a wonderful area for additional storage along with a sink unit and plumbing for a washing machine. Accessed from the hall is a further reception room, currently used as a TV room/snug, it benefits from a dual aspect and garden view with a gas fire as the focal point. This room could also be used as an additional bedroom if required.

To the first floor is a landing with storage cupboard and a loft hatch with ladder providing access into the well-insulated, boarded loft with electric sockets and Velux windows for natural light. The principal bedroom is a well-proportioned double bedroom with views to the Mendip Hills to the front and fitted wardrobes. This bedroom could be modified to facilitate an ensuite shower room in the future if desired. From the landing are three further bedrooms, two double bedrooms both overlooking the rear gardens, one of which having fitted wardrobes and the fourth bedroom being a good sized single room to the front of the house with countryside views. The bathroom comprises a bath with shower above, toilet, wash hand basin and heated towel rail.









OUTSIDE

Double doors open from the large kitchen/dining room out onto the patio, a perfect area for outside furniture and entertaining. The garden faces South-West, benefitting from the sun throughout the day but especially in the afternoon and evenings. The garden is mainly laid to lawn with borders of rose bushes, flower and shrubs. The double garage has been partitioned to still retain a garage for one car with light, power and a water tap whilst the other half has been created into a home gym with separate door, this could equally be used as a home office, playroom or hobby room if desired.

Approaching the property is a driveway for two cars leading to the double garage, an electric car charging point and a pretty front garden with lawn, shrubs and bushes.

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. The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself 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, Wells Cathedral and both primary and secondary state and private 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.

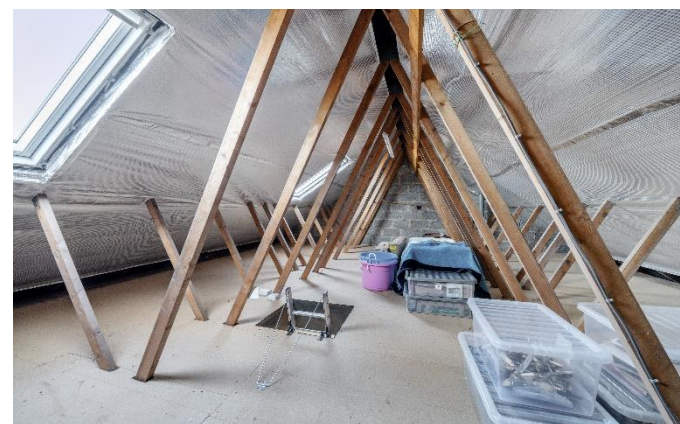
VIEWING

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 and on to Westbury-Sub-Mendip. Continue through the village and turn left into Station Road, then take the next left into Bell Close. The property can be found a little further around on the left.

REF:WELJAT02042025



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

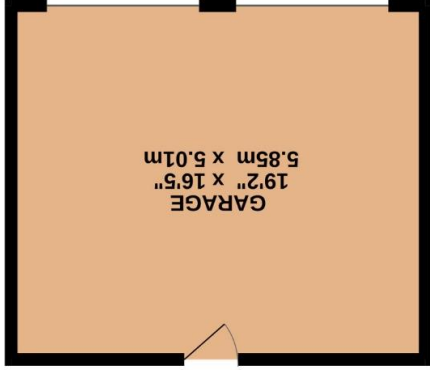
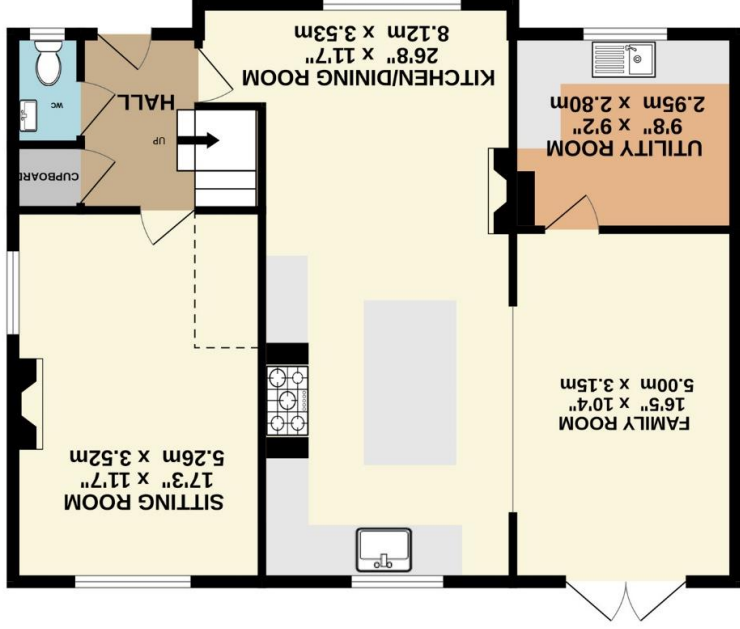
- Castle Cary
- Bath Spa & Bristol Temple Meads



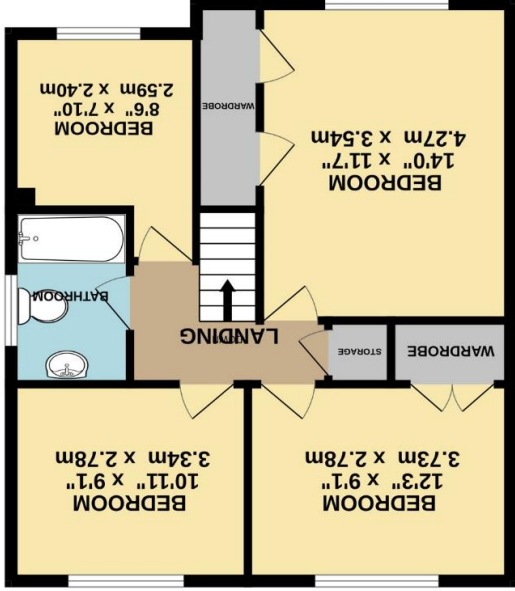
Nearest Schools

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

GROUND FLOOR
1172 sq.ft. (108.9 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1780 sq.ft. (165.4 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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WELLS OFFICE

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