



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

Offers Over £550,000

COOPER
AND
TANNER



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

 4-5  3-4  2 EPC D

Offers Over £550,000 - Freehold

DESCRIPTION

A splendid four/five bedroom extended detached family home set within the heart of the ever popular village of Westbury Sub Mendip with large wrap around gardens, double garage and offered with no onward chain.

The property has been enhanced by the current owners over the years but still offers scope for updating, if desired. Upon entering the house is a spacious entrance hall with w/c and storage for shoes and coats. The sitting room can be found to the front of the property with a lovely sunny aspect and a gas fire with stone surround as the focal point. The kitchen is open to the dining room and comprises a range of fitted units, a double electric oven, five ring gas hob, a walk-in larder, space for both a dishwasher and fridge, along with a beautiful aspect overlooking the private gardens. The dining room is spacious in size which could comfortably accommodate a table for ten to twelve people. From the dining room, sliding doors opening out to the patio, perfect for outside furniture and dining and benefitting from an electric awning above. From

the kitchen is a utility room with space and plumbing for white goods, further storage and access out to the garden. A further reception room benefits from a lovely view and sliding door out to the garden, currently used as a snug/playroom but could also be used as a downstairs bedroom, if desired, with the benefit of an ensuite bathroom.

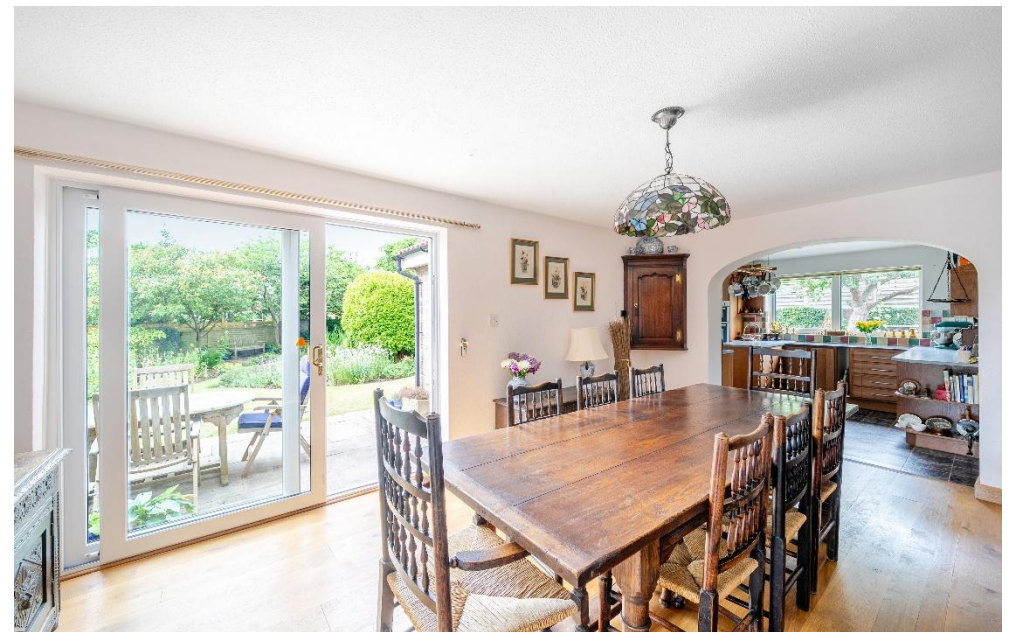
To the first floor are four bedrooms and a shower room which comprises a large corner shower, toilet, wash basin and heated towel rail. There are three spacious double bedrooms, two of which benefit from storage and all either having views to the front of the house or overlooking gardens. The fourth bedroom can either be used as a good sized single or small double, currently laid out as an office, perfect for working from home.

OUTSIDE

Approaching the property is a driveway for three cars leading to a double garage with light, power and one of the doors being an electric roller









OUTSIDE (continued)

door. The gardens wrap around the property and have been beautifully tended = over the years with various areas for seating to benefit from the sun through the day. Within the garden are a wide variety of shrubs, bushes, flower beds and a productive vegetable patch along with a summer house, greenhouse, pond and patio.

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 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, a magnificent Cathedral and Bishops Palace, several 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 and on to Westbury-Sub-Mendip. Continue through the village and turn left into Station Road, then take the next left into Bell Close.

REF:WELJAT01092025



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)

Bell Close, Westbury Sub Mendip, Wells, BA5

Approximate Area = 1579 sq ft / 146.6 sq m
Outbuilding = 294 sq ft / 27.3 sq m
Total = 1873 sq ft / 173.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Incorporating International Property Measurement Standards (IPMS2 Residential). REF: 1317501
Produced for Cooper and Tanner.

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

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**