

# Clover Cottage,

Leigh Upon Mendip, BA3 5QP

COOPER  
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TANNER



£785,000

Clover Cottage is a detached family home that is presented in excellent order and enjoys landscaped gardens, land and multi-purpose outbuildings within this highly sought after location along the Mendip Hills.

# Clover Cottage, Leigh Upon Mendip, BA3 5QP

 4  2  2  1.71 acres approx. EPC C

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£785,000 Freehold

## DESCRIPTION

Clover Cottage is a modern village centre home which has been improved significantly over recent years and provides well-proportioned accommodation combined with extensive gardens and land to the rear.

The front door leads into a spacious and bright entrance hall which provides stairs up to the first floor and access into the lounge and through to the kitchen/dining room. The living room is a great size and spans the full depth of the home. Dual aspect and enjoying double doors to the gardens, the space is filled with natural light. There is also an attractive fireplace taking centre stage.

The kitchen/dining room is a truly incredible part of the home. Open planned in arrangement, this vast space represents the hub of the home and would suit large families and indeed anybody who enjoys entertaining. A range of high-quality wall and base units are topped with granite worktops and there are a range of integrated appliances. There are views across the back gardens onto your own land and there is access into a separate utility room and w.c.

On the first floor there are four bedrooms, an en-suite wet room to the master and a further family bathroom. The views to the rear from the first floor are simply stunning.

## OUTSIDE

Externally, there is comfortable driveway parking to the front of the home for several vehicles. The gardens to the rear have been

beautifully landscaped with no expense spared. A very large patio/seating area to the back of the home is perfect for entertaining on a summer's day. Beyond there is a good size level lawn. There are multiple outbuildings which are currently used as a home office, a gym and a stable for the land but of course these areas could suit a variety of different uses depending on requirements. In total, the land measures approximately 1.71 acres.

## LOCATION

Leigh on Mendip is a small village which was part of Mells and held by Glastonbury Abbey from Saxon times until the dissolution of the monasteries. Located on the Mendip Hills it's within a few miles of various other small villages which together provide a range of amenities. It lies between the cities of Wells, Bath and Bristol and the increasingly popular town of Frome. These all combine to offer a wide range of commercial, cultural and sporting facilities and of course all the benefits of this beautiful rural area are immediately to hand with many footpaths and bridleways. Within the area are various local shoots, hunting with the Mendip Farmers, sailing on Chew Valley Lake and numerous sports clubs. There are excellent state and independent schools including a number of local primary schools, Writhlington, Norton Hill, All Hallows, Downside, Wells Cathedral, Millfield and the Bath schools. The much renowned Babington House is a short drive away, as are the Vobster Inn Restaurant and The Pig. The house is very well placed for the commuter with rail links at Westbury (for London Waterloo), Bath Spa and Bristol (for London Paddington). Other stations include Frome, Trowbridge and Castle Cary. Bristol international Airport is also within commuter distance providing an ever-expanding network of services.





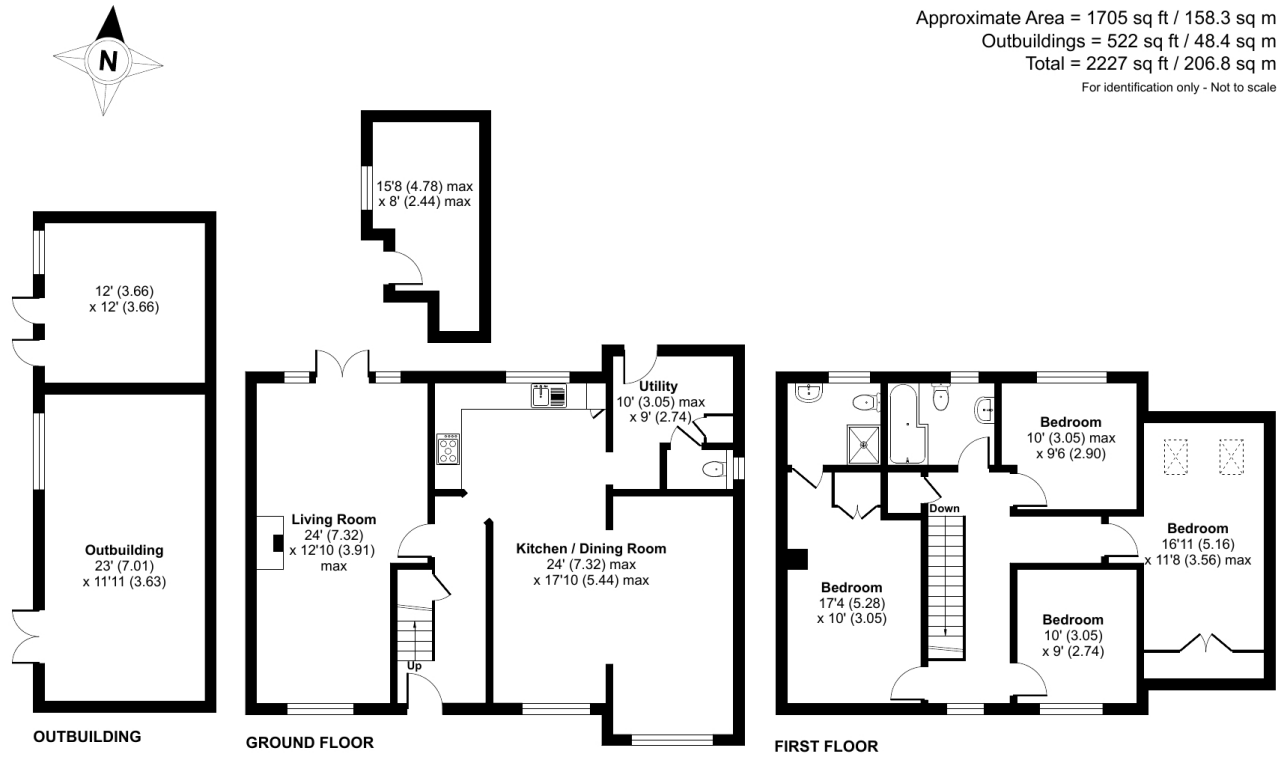
# Leigh Street, Leigh Upon Mendip, Radstock, BA3

Approximate Area = 1705 sq ft / 158.3 sq m

Outbuildings = 522 sq ft / 48.4 sq m

Total = 2227 sq ft / 206.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Cooper and Tanner. REF: 1095950



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