



Sunnyside, Crow Lane, Westbury-Sub-Mendip, BA5 1HB

£750,000 Freehold

COOPER
AND
TANNER



Sunnyside, Crow Lane Westbury-Sub-Mendip, Nr Wells, BA5 1HB

 4  3  3 EPC B

£750,000 Freehold

DESCRIPTION

Sunnyside is a beautifully presented detached home, built by the current owners in 2015. Located in the sought-after village of Westbury-Sub-Mendip, just a short drive to the City of Wells. The accommodation is well laid out for modern living to include a large entrance hall, open-plan kitchen dining and living space and four spacious bedrooms.

Entering through the storm porch, the entrance hall offers plenty of space and storage for coats and shoes, leading to the well-sized kitchen/dining/living space. The dual aspect kitchen features Shaker style cupboards with Belfast sink, central island and integrated appliances to include a NEFF oven, Bosch ceramic hob, dishwasher and there is also space for an American style fridge/freezer.

The dining area allows space for a large table and chairs, ideal for entertaining with the added feature of tri-folding doors opening out onto the secluded patio area, perfect for alfresco dining. From the dining area, there is a family seating area with bespoke fitted cabinets.

The light and spacious sitting room with a part vaulted ceiling features an attractive brick fireplace

with an oak mantel and 'Clear View' multi-fuel burning stove adding a real focal point. In addition to the ground floor, there is a study and a well-equipped utility room with ample storage space and outdoor access. From the hall there is a cloak room with the added feature, a corner shower.

A bespoke, oak staircase leads to the first-floor landing. The principal bedroom is particularly spacious with dual aspect views of the countryside and Glastonbury Tor. A real feature to this room is the walk-in wardrobe with shelving and hanging space. The ensuite comprises; large freestanding tub, generous walk-in shower, WC, basin and a heated towel rail. There are three further light and well-sized double bedrooms. The family bathroom features both a bath and corner waterfall shower. Overall, the living space has been well thought out to suit modern-day living with space and light throughout.

OUTSIDE

To the front of the property is a tarmac drive offering parking for three to four cars. To one side is a stone-built store with light and power which could be converted into a studio or home office, if desired. From the drive an attractive, bespoke wrought iron gate opens into the south facing









OUTSIDE

garden. The garden is fully enclosed by a natural stone wall and is mainly laid to lawn with mature trees, apple trees and shrubs. To one side is a raised bed planted with shrubs and flowering plants. Steps lead up, with a further wrought iron gate opening to the patio area. The patio, also accessed from both the sitting room and dining area, is paved and benefits from outdoor lighting, making it a wonderful space for outdoor furniture and entertaining.

The property is connected to Truespeed fibre broadband, offering fast and reliable internet connection.

LOCATION

Westbury-Sub-Mendip is a popular village some 3 miles from Wells. The village has its own primary School, Shop & Post Office, Church and Village Hall. The village also has main bus routes. Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays. Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in

Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible.

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 of Westbury Sub Mendip, passing the Westbury Inn on your right. Continue for approx 50m and take the first right into Crow Lane, follow the road round to the left and the property can be found on the left hand side.

REF:WELJAT21072024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: F

Heating: Gas central heating with underfloor heating on the ground floor and electric underfloor heating to the first floor bathrooms.

Services: Mains drainage, gas, water & electricity



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary

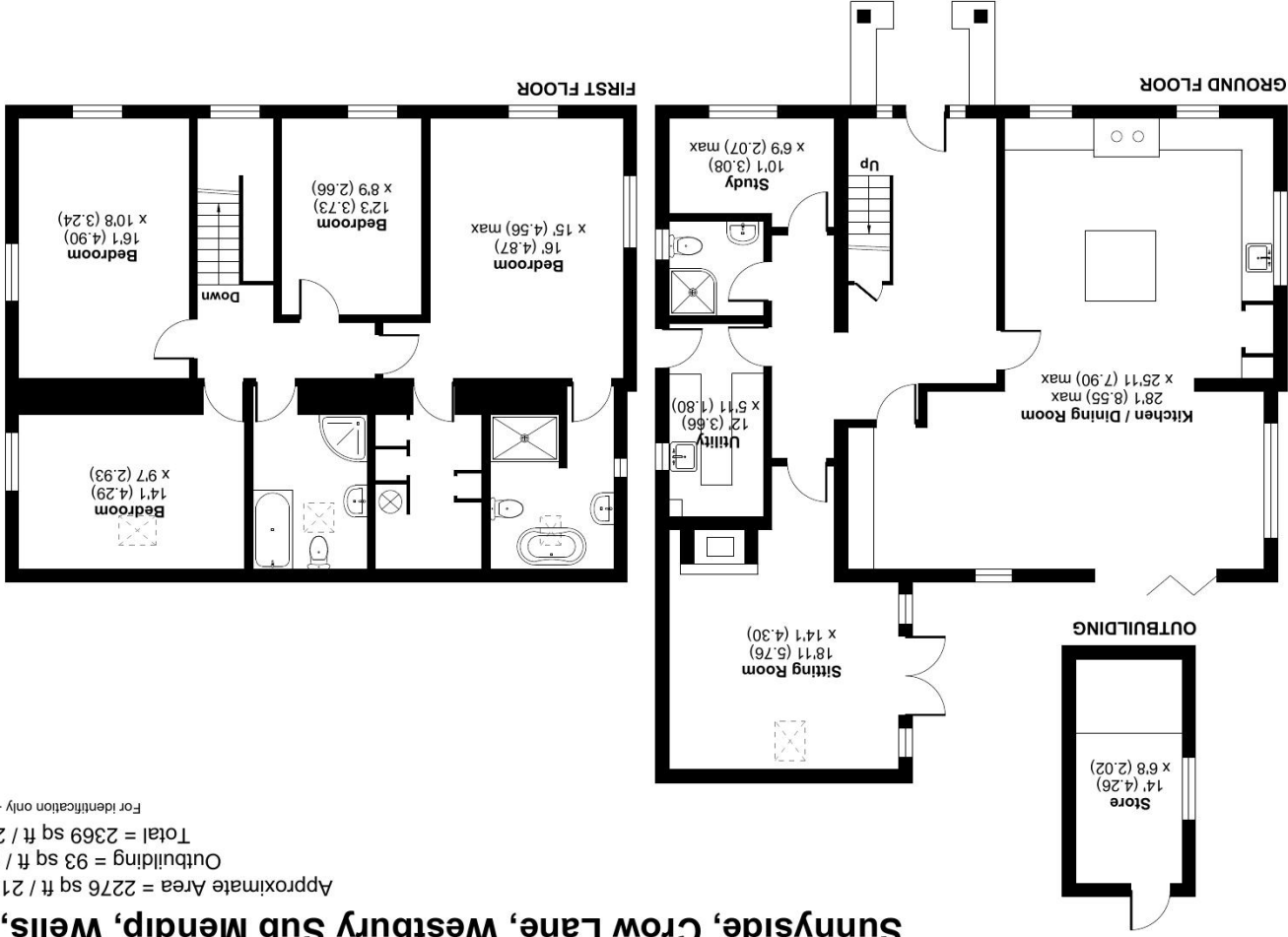


Nearest Schools

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

Sunnyside, Crow Lane, Westbury Sub Mendip, Wells, BA5

Approximate Area = 2276 sq ft / 211.4 sq m
Outbuilding = 93 sq ft / 8.6 sq m
Total = 2369 sq ft / 220 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Cooper and Tanner. REF: 1225102

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