



Rowan House, 6 Hannahs Lane, Westbury-Sub-Mendip, BA5 1JD

£595,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

Set in quiet location in the desirable village of Westbury-sub-Mendip is Rowan House, a spacious and beautifully presented detached home. The property benefits from four double bedrooms (one ensuite), a dual aspect sitting room, an open plan kitchen/dining room, breakfast room/snug, utility room, cloakroom, family shower room, double garage, attractive gardens and far-reaching views.

Upon entering is a spacious entrance hall with built-in cupboard with mirrored sliding doors, ideal for coats and shoes. To one side is a well-appointed cloakroom with hidden cistern WC, wood effect laminate floor and vanity basin. A large understairs cupboard offers plenty of day-to-day storage. The sitting room runs the width of the house and benefits from a dual aspect with a window overlooking the front gardens and patio doors opening to a covered patio and rear garden. This bright and spacious room offers plenty of space for comfortable furniture and benefits from wall lights and a natural stone fireplace, with adjoining TV shelf, as the focal point. The kitchen and dining room have been opened up to create a lovely open plan room with sunny south facing views over the rear garden. The dining area, with coved ceiling and ornate ceiling rose, can comfortably accommodate a dining table to seat eight to ten guests. Open to the dining room is the kitchen which benefits from a tiled floor with partial underfloor heating (by the sink) and a good range of cupboards all with shaker style doors, drawers and deep pan drawers all topped with light wood effect worktops. The lower cabinets are a light sage green in colour and the upper cabinets are cream in colour, some with glazing. A 1 1/2 bowl stainless

steel sink is perfectly positioned in front of the window with views over the sunny garden and within the kitchen are a number of integrated appliances including gas hob, extractor hood, AEG double oven, dishwasher and fridge. There is also space, in the centre, for a breakfast table to seat four people. An arch leads from the kitchen into the breakfast room/snug, again with views over the garden. This versatile space has a tiled floor and doors to both the integrated double garage and the utility room. The utility room, which houses the Vaillant wall mounted combi-boiler, has further cupboards, a sink, space and plumbing for both a washing machine and tumble dryer, space for further white goods and a glazed door leading to the rear garden.

From the hall, the staircase leads up to a spacious landing with a generous shelved airing cupboard. The airing cupboard still houses the water cylinder, but this could be removed, if desired, to create more space. The principal bedroom is a good size and benefits from built-in mirrored wardrobes and views over, over rooftops over the surrounding countryside towards Glastonbury Tor. The ensuite bathroom is fully tiled and features a curved bath with overhead mixer shower, WC, vanity basin and heated towel radiator. The second bedroom is notably spacious, currently accommodating three single beds with ease, and features a dormer window with south facing countryside views, part vaulted ceilings and generous eaves storage. The third bedroom, again a comfortable double, benefits from views over the garden and countryside beyond. The fourth bedroom is currently presented as an









office and has southerly views and a built-in mirrored wardrobe. the family shower room is well-appointed with attractive polished marble tiles, large walk-in shower, WC and vanity basin with illuminated mirror.

OUTSIDE

To the front of the property is a shared driveway offering parking for two cars and leading to the double garage. The front garden is mainly laid to lawn with mature trees and shrubs. The property is on a small development of three properties, divided by a central verge. Rowan House owns the central verge which is mainly laid to lawn with mature shrubs and Rowan trees. The garage has two 'up and over' doors and benefits from light and power along with an inner door to the breakfast room/snug.

The rear garden benefits from a sunny southerly aspect and is mainly laid to lawn with borders of mature shrubs and trees including a majestic silver birch. There are three patio areas to enjoy the sun throughout the day, one being covered. A large wooden shed offers useful garden storage and pedestrian gates on either side of the property lead back to the front drive.

LOCATION

Westbury-sub-Mendip has a village store, post office, public house, church, hairdressers, village hall, a popular primary school (Ofsted rating - Good) and regular bus service.

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, several churches (including Wells Cathedral) 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

Proceed out of Wells on the A371 towards Cheddar. Continue through the village of Easton until reaching Westbury-Sub-Mendip. On entering the village take the third right (just before the village hall) into Hannahs Lane. Continue for approx. 100m where the house can be found on the left.

REF:WELJAT09052025



Local Information Wells

Local Council: Somerset Council

Council Tax Band: F

Heating: Gas central heating

Services: Mains drainage, gas, water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary

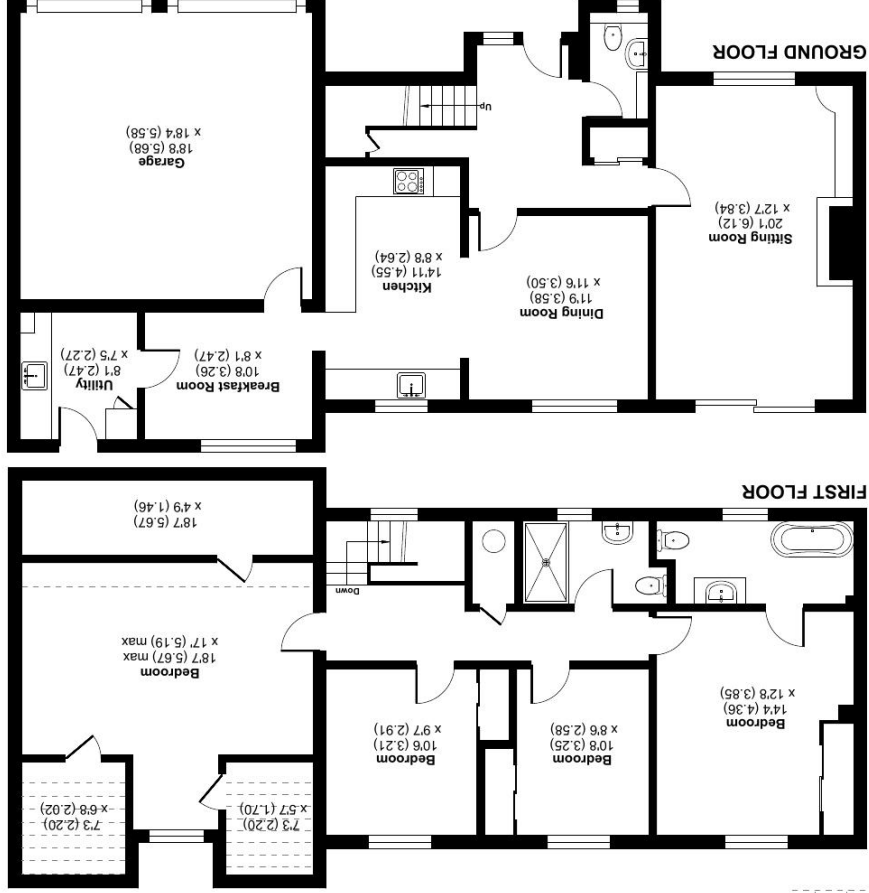


Nearest Schools

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

Hannahs Lane, Westbury Sub Mendip, Wells, BA

Approximate Area = 1809 sq ft / 168 sq m
Limited Use Area(s) = 203 sq ft / 18.8 sq m
Garage = 341 sq ft / 31.6 sq m
Total = 2353 sq ft / 218.4 sq m
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Cooper and Tanner. REF: 1219818

WELLS OFFICE

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