

# 12 Bellfield,

Leigh Upon Mendip, BA3 5QH

COOPER  
AND  
TANNER



Guide £350,000 - £370,000

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An extended five-bedroom family house with large mature gardens and views across open countryside.

# 12 Bellfield, Leigh Upon Mendip, BA3 5QH

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Guide £350,000 - £370,000 Freehold

## DESCRIPTION

An impressive, spacious and light house with large gardens, a single garage and driveway parking.

You enter the property through a porch and door into the hallway. The lounge is well-proportioned and leads into the dining room which has space for a 6-seater dining table and chairs. There is a side door leading to a patio area. The kitchen is accessed from the lounge and the entrance hall and overlooks the garden. The kitchen offers a range of wall and base units, an inset sink and tiled splashback, and has space for a dishwasher. There is a door leading to the garage which houses a fridge/ freezer, a tumble dryer and plumbing for a washing machine. There is also a downstairs W.C.

On the first floor there are five good size bedrooms and a 4-piece family bathroom including a bath, shower cubicle, wash hand basin and W.C. There is also a built-in airing cupboard.

## OUTSIDE

The front has been paved and provides parking for two cars. The rear garden has a patio leading to a lawn area, mature trees and shrubs with Cornish palm trees. There is a greenhouse and shed located in the garden. The garden backs onto fields. There are further workshops and storage facilities with power and light.

## ADDITIONAL INFORMATION

Gas fired central heating. Mains gas, water, electricity and drainage are all connected.

## LOCATION

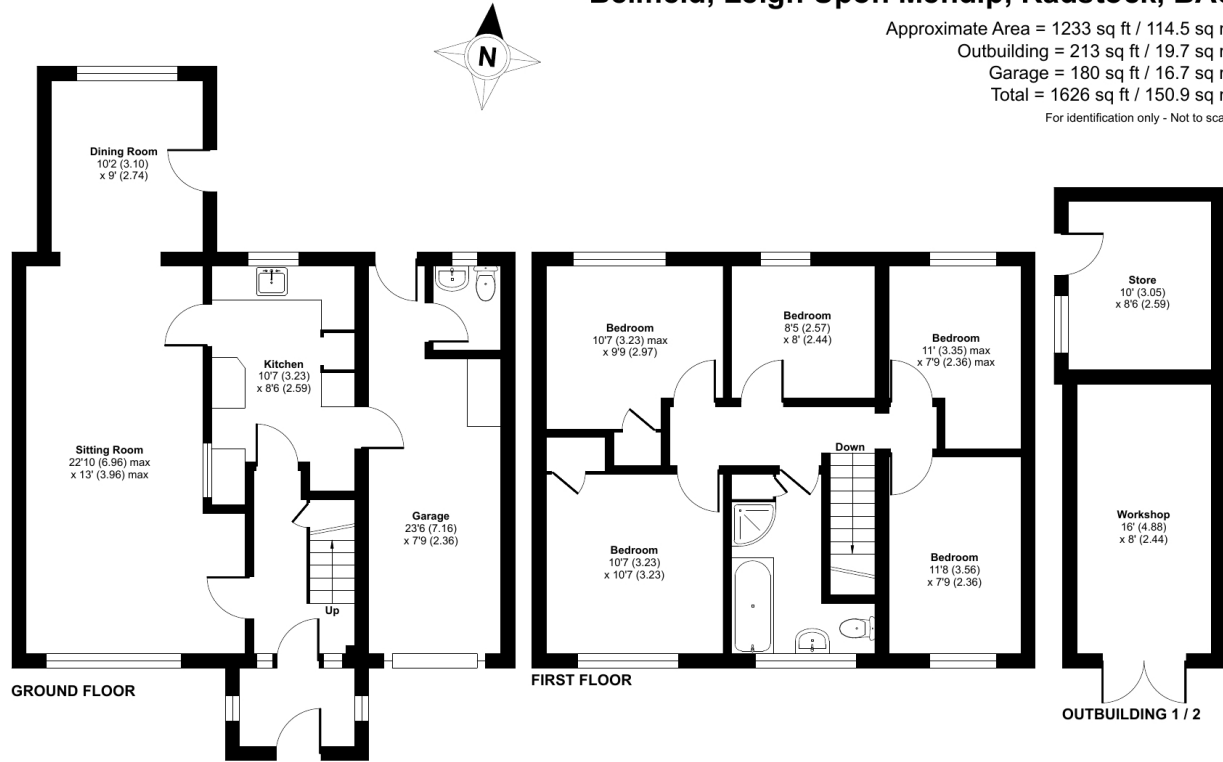
Leigh upon Mendip is a small village which was part of Mells and held by Glastonbury Abbey from Saxon times until the dissolution of the monasteries. Located on the Mendip Hills it's within a few miles of various other small villages which together provide a range of amenities. It lies between the cities 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.





# Bellfield, Leigh Upon Mendip, Radstock, BA3

Approximate Area = 1233 sq ft / 114.5 sq m  
 Outbuilding = 213 sq ft / 19.7 sq m  
 Garage = 180 sq ft / 16.7 sq m  
 Total = 1626 sq ft / 150.9 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). © nrichcom 2024. Produced for Cooper and Tanner. REF: 1162009



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