



Croft Farm, Croft Lane, Westbury Sub Mendip, BA5 1HQ

£1,200,000 Freehold

COOPER  
AND  
TANNER





# Croft Farm, Croft Lane, Westbury Sub Mendip, BA5 1HQ

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 5  5  3 EPC TBA

£1,200,000 Freehold

## Description

Croft Farmhouse is a six bedroom detached residence of 3300sqft in need of modernisation and improvement but offering a wealth of potential to create an exceptional family home with incredible views. The accommodation briefly comprises a kitchen with a range of fitted units and an AGA adjacent to a breakfast room with a fireplace and wooden burner. Four further reception rooms can be accessed from the inner hallway which could be used for a variety of uses such as a formal dining room, play room, snug or additional bedroom if desired. Continuing on the ground floor is a utility room, shower room and home office which could equally be used as further storage if required.

From the ground floor a staircase rises to a galleried landing providing access to all rooms with an additional staircase from the main bedroom providing another access to the ground floor. To the first floor are six bedrooms with three of which being good sized double bedrooms and all of which having lovely countryside views. From the landing is a bathroom with a separate toilet adjacent.

## Outside

Within the 5 acres of grounds sits a wide variety of agricultural buildings which can offer a vast array

of different uses subject to the necessary consents. A large hard standing area provides access to a 6 bay Dutch barn, 3 bay open front barn, former pigsties, covered yard, 2 cubical houses, former milking parlour and a large 'L' shape traditional barn to name a few of the buildings. A large proportion of the land has been planted as orchards with a further paddock situated behind the farmhouse.

## Development Potential

The extensive outbuildings offer a wide range of alternative uses, whether stand-alone dwellings, holiday lets or commercial, ie. Office. Prospective purchasers are recommended to make their own investigations from Mendip District Council, Cannards Grave Road, Shepton Mallet, BA4 5BT.

## Overage

The Property is subject to an overage clause in favour of a previous owner. This requires the payment of 25% of the uplift in the value arising from the grant of planning permission on the earlier of the sale of the property with the benefit of the consent or implementation of it. Conversions of the existing buildings are exempt as are extensions of existing buildings provided such extensions or conversions do not increase the gross external area of the relevant building by more than





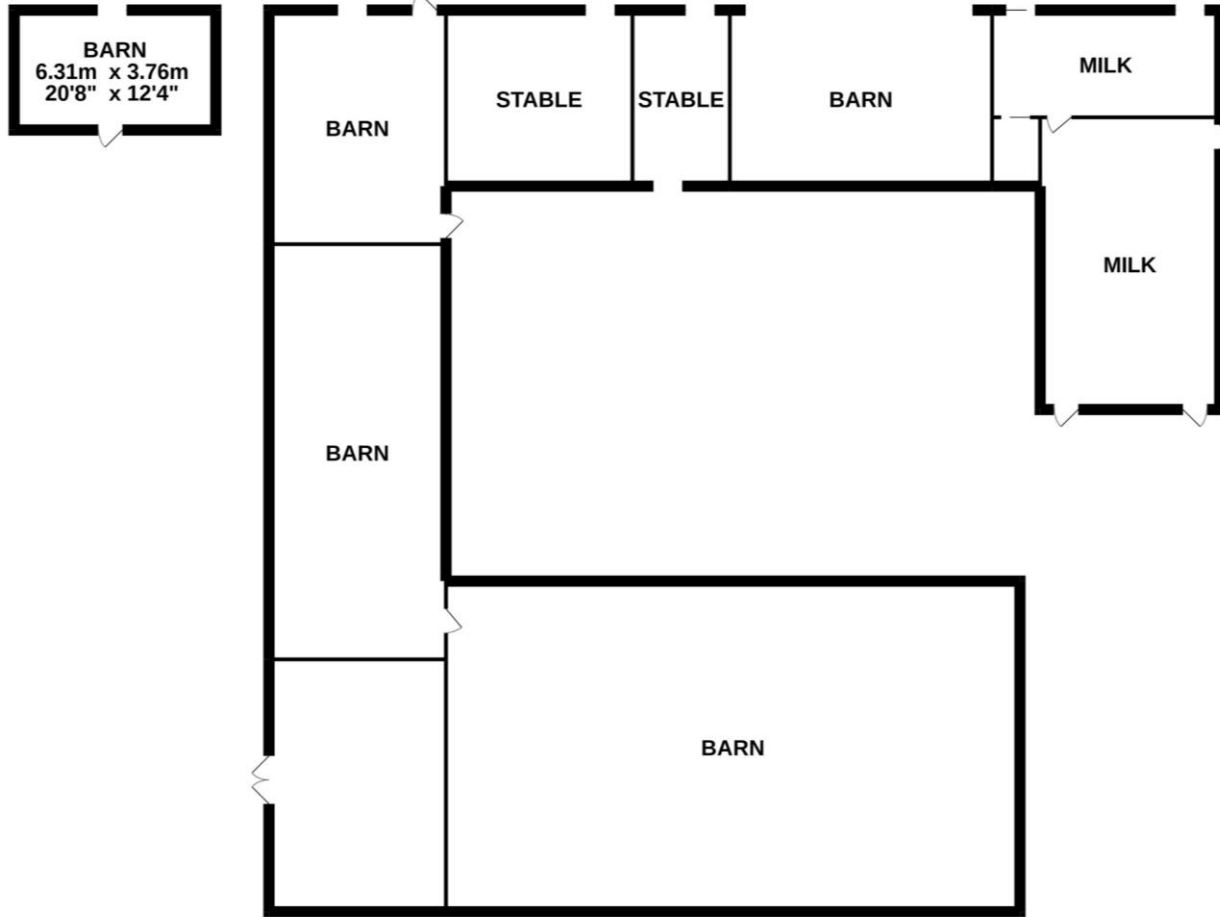








GROUND FLOOR  
538.6 sq.m. (5797 sq.ft.) approx.



TOTAL FLOOR AREA : 538.6 sq.m. (5797 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Overage (continued)

20%. The erection of agricultural and forestry buildings is also exempt.

### VAT

The Property (excluding the existing dwelling) is subject to VAT which is payable in addition to the purchase price. VAT is recoverable in certain circumstances. Prospective buyers should take accountancy advice about the requirements for doing so.

### Location

Westbury-sub-Mendip has a village store and post office, public house and popular primary school. Wells and Cheddar both enjoy a wide range of shops and facilities.

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself 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, two 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

Viewing is 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 follow the road round a sharp left hand bend with the village stores on the right hand side. Take the first turning on the left into Roughmoor Lane and then left into Croft lane, Croft Farm can be found a little further along on the right.

REF:WELJAT09022022



#### Local Information Wells

**Local Council:** Mendip

**Council Tax Band:** E

**Heating:** Electric storage heaters.

**Services:** Private water & drainage with mains electricity



#### Motorway Links

- M4
- M5



#### Train Links

- M4
- M5

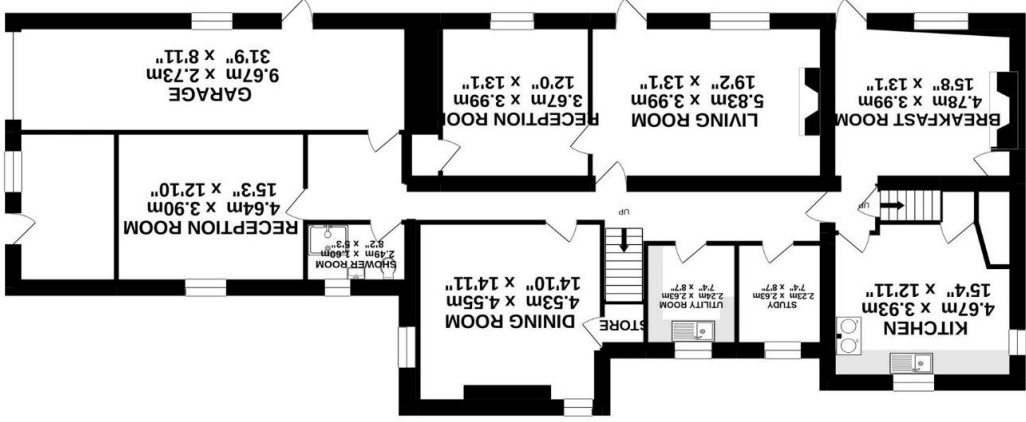


#### Nearest Schools

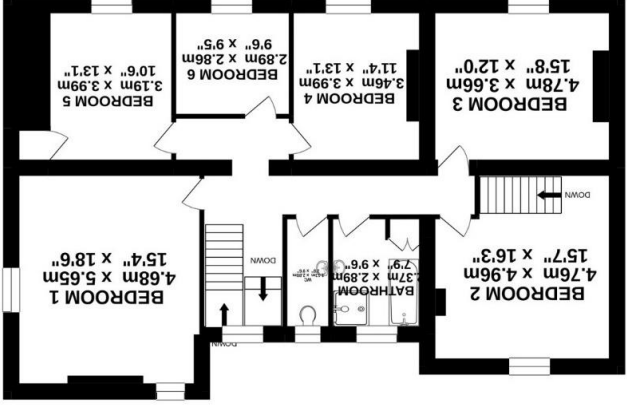
- Westbury Sub Mendip
- Wells & Cheddar



WELLS OFFICE  
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[wells@cooperandtanner.co.uk](mailto:wells@cooperandtanner.co.uk)



GROUND FLOOR (2031 sq.ft.) approx.



1ST FLOOR (1358 sq.ft.) approx.

TOTAL FLOOR AREA : 314.8 sq.m. (3389 sq.ft.) approx.

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