



Westbury House, Westbury-Sub-Mendip, Nr Wells, BA5 1HA £2,150,000 Freehold

COOPER
AND
TANNER



Westbury House, Westbury-Sub-Mendip, Nr Wells, BA5 1HA

 4+3  5+1+1  4+2+1 EPC D & C

£2,150,000 Freehold

DESCRIPTION

Set in a privileged village position, on a no through lane, next to the village church is this exceptional Grade II listed country house. Westbury House is set within 7 acres of southerly facing grounds with beautiful open countryside views. The property benefits from four generous ensuite bedrooms, four reception rooms, a sweeping driveway, a spacious three bedroom Coach House, Swimming Pool with Pool House, detached triple garage with substantial storage and further potential above, stables and further outbuildings. The current owners have recently enhanced the property throughout including oak floors and redecoration in tasteful heritage hues.

The main house comprises an older part to the rear with a Georgian extension to the front, overlooking the gardens. Entering the property is a spacious hallway with traditional style black and white tiled floor, picture rail and impressive staircase. From the main entrance hall a door leads through to the older part of the house and a second entrance hall with door to the drive and to both the spacious kitchen dining room and the study. The kitchen has been designed to be both a practical family kitchen whilst also allowing ample space for informal dining and entertaining and features bespoke cabinetry, inglenooks at either end, an AGA, granite worktops, double Belfast sink and kitchen island with granite top and butchers block. Adjoining the kitchen is the rear hall leading to the utility room along with two cupboards offering plenty of space for coats and shoes, a WC and doors to both the drive and the garden. The study is a cosy room with beamed ceiling, traditional radiator and exposed stone inglenook with inset woodburning stove. Leading off the kitchen, is a formal dining room of grand proportions with a fabulous dual aspect view overlooking the gardens, oak floor, ornate ceiling rose and French doors opening to a patio. A further reception room, currently used as a snug/TV room, features an ogee shaped alcove, marble fireplace and again has marvellous views over the garden. Across the hall is the elegant dual aspect sitting room with ornate period features, a double sided Bath stone fireplace as the focal point and French doors opening to the gardens.

Stairs rise to a split landing with access to four exceptional double bedrooms, all of which have substantial en-suite bathrooms. The principal suite is generously proportioned with high ceilings, ornate plasterwork, oak floor, Victorian fireplace and large Georgian paned sash window looking out to the garden. Open to the bedroom is a large dressing room with fitted wardrobes, oak floor and vanity cabinet with countertop basin. The en-suite bathroom is fully tiled in honey coloured travertine and comprises; a further walk-in wardrobe, eaves storage, Jacuzzi bath, corner shower cubicle, WC, bidet and stylish modern double vanity with inset granite basins and illuminated mirrors above. Across the upper landing from the principal suite is the second bedroom, again with oak flooring, a marble fireplace, high ceilings and garden views. The large carpeted en-suite comprises a roll-top bath, marble tiled shower cubicle, vanity, WC, fitted dressing room and eaves storage. The lower landing leads, through an ogee shaped wood panelled door to the remaining two bedrooms. Immediately off the lower landing is bedroom three, with cast iron fireplace and views to the village church. The newly fitted en-suite has a patterned tile floor, shower enclosure, vanity basin, WC and traditional style towel radiator. Adjacent to bedroom three, along the exposed stone hallway is a further WC with wash basin. The fourth bedroom at the end of the exposed stone hallway has oak flooring, exposed beams and trusses, newly fitted open wardrobes with exposed stone behind and two roof windows. The ensuite bathroom features tiled flooring, a freestanding bath, large shower cubicle, WC and wash basin.

THE COACH HOUSE

The Coach House has been completely refurbished in recent years and features a bespoke kitchen designed and made by a local craftsman and a large open plan sitting/dining room with flagstone floors, large feature windows and French doors out to an alfresco dining area. From the kitchen is a utility room with plumbing for white goods and a w/c. To the first floor are three double bedrooms two of which benefits from ensuites and the principal bedroom also having a walk-in wardrobe.









Adjoining the Coach House is the Pool House which has also undergone full renovation. It comprises a well-appointed kitchen/dining room with doors out to a private courtyard, a large open plan sitting room/games room and bathroom which has been finished to a high standard.

OUTSIDE

Gardens and Grounds

Electric double gates provide access down a sweeping tree lined drive past a central fountain to a gravelled parking area and extensive garaging for three cars with a further bay providing substantial storage space. Above the garage is a substantial area, currently used for storage, that could easily be converted to further accommodation subject to obtaining the necessary consents. To the west of the house is a fenced tennis court which is flood lit and features a cabin to the side. Adjacent to the tennis court is a newly installed heated swimming pool situated within a walled garden with a patio area for outside furniture, loungers and entertaining.

The gardens have been beautifully landscaped and offer a variety of areas, interlinked by pathways and terrace walkways covered in wisteria which lead to secluded sitting areas to take in the countryside views. A formal south facing walled garden provides a fantastic area for a variety of plants, fruit trees and vegetables along with sheds and greenhouses. Within the garden is a wide and diverse array of shrubs, flowers, bushes and mature trees.

Stables and Land

A recently re-roofed stable block of four loose boxes, tack room and fodder store are situated within an enclosed paddock, used for storage in more recent years, the stables could do with renovation or offer a hard standing for a lodge or other outbuilding if needed. A further stable block has been converted and used as a workshop and garden store in recent years and is situated beside

a gravelled parking area with ample space to accommodate ten cars. The paddocks at the southern elevation of the property approach 3.5 acres in size and are level in aspect and are enclosed by post and rail wooden fencing and natural hedgerows. A large barn can be found via a gravel pathway, perfect for either further storage or a great area for a horse box or horse lorry.

LOCATION

Westbury-sub-Mendip has a village store, public house and popular primary school. Wells and Cheddar both enjoy a wide range of shops and facilities. 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. Within the heart of the city is the magnificent Cathedral and Bishops Palace with beautiful grounds. Within close proximity to Wells are a number of high-quality state and private 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

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. Take the next left, just before the sharp left hand bend, towards the church. The entrance to the property can be found just after the church.

REF:WELJAT13052024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: G & E

Heating: Gas central heating

Services: Mains drainage, mains water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

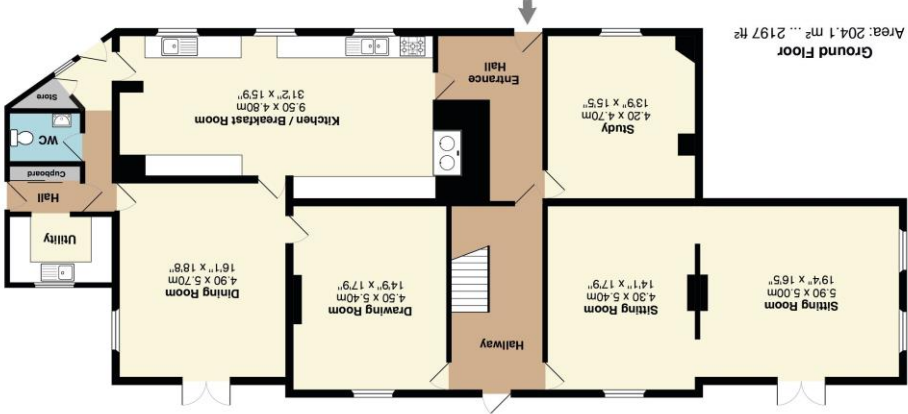
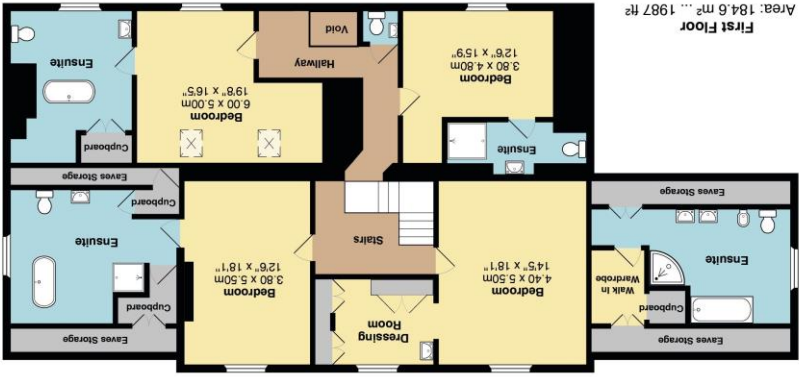
- Castle Cary
- Bath Spa & Bristol Temple Meads



Nearest Schools

- Westbury-Sub-Mendip (primary)
- Wells & Cheddar (secondary)

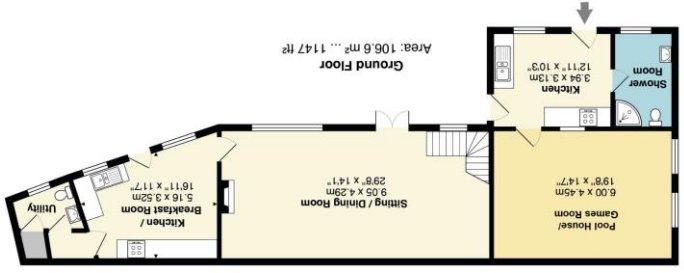
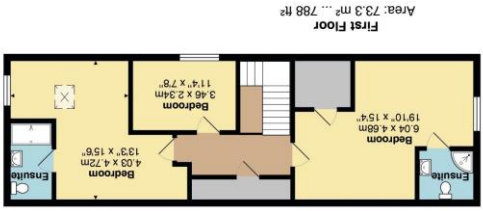
Westbury House, Westbury Sub Mendip



Approximate gross internal floor area of main building - 388.7 m² / 4,184 ft²

Whilst every attempt has been made to ensure the accuracy of this floor plan, 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. All room measurements are maximum dimensions unless otherwise stated.

The Coach House & Pool House, Westbury House, Westbury Sub Mendip



Approximate gross internal floor area of main building - 179.9 m² / 1,935 ft²

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