



Willoughby House, Charterhouse-on-Mendip, BS40 7XW

£1,000,000 Freehold

COOPER  
AND  
TANNER



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## DESCRIPTION

An exquisite seven double bedroom family home dating back to the 1750's, beautifully renovated by the current owner and set within a quiet rural area on the Mendip Hills, close to Bristol, Bath, Wells and Cheddar. The charming property has an array of period features such as high ceilings, ornate cornicing, ceiling roses, shutters, is immaculately presented throughout and is offered with no onward chain.

Upon entering the house is an entrance hall leading to a grand central hall with feature fireplace, wooden floors and a stunning, bespoke staircase meandering to the first floor landing. Accessed from the central hall is a downstairs w/c and additional storage. The open plan kitchen/dining room is a magnificent room with a vaulted ceiling with exposed beams and windows allowing an abundance of natural light along with a large fireplace with a wood burner as the focal point. The room has wooden floors and ample space for a table to seat eight people along with comfortable seating. The kitchen area features an array of fitted units with soft close doors and drawers and topped with granite worksurfaces along with a double Belfast sink, electric oven, electric hob and an oil-fired Alpha Range, used for both cooking and heating. From the kitchen is a pantry with wooden floors and featuring ample additional storage. Also from the kitchen, is the utility room with plumbing for white goods, a Belfast sink along with a trap door to an underground water storage area. A door from the kitchen provides access into the large double garage. Situated in the main body of the house is the formal dining room, a splendid room with views overlooking the gardens and an ornate fireplace as the focal point. The room is perfect for

formal dinner parties and special occasions with ample space for a dining table to accommodate twelve to fourteen people comfortably. From the grand central hall are stained glass double doors that open into the sitting room with an open fire, bespoke cabinetry and two sets of French doors opening out to the wrap around gardens. Completing the ground floor is a further reception room, currently used as a music/tv room it could also work brilliantly as an additional bedroom, if desired, benefitting from a dual aspect, wood burner as the focal point and French doors to the gardens.

The impressive staircase leads up to a large first floor landing which provides access to three of the seven double bedrooms and a newly fitted family bathroom comprising a bath with shower above, toilet and wash hand basin. The spacious principal bedroom is a magnificent room with a lovely view, it has the benefit of a walk-through dressing room and well-appointed ensuite bathroom featuring a roll top bath, large shower, twin sinks, toilet and heated towel rail. Two further bedrooms are on the first floor, both spacious doubles and one of which having a newly fitted ensuite bathroom with shower above the bath, toilet and wash hand basin.

The second floor has a galleried landing providing access to four spacious double bedrooms, all benefitting from dual aspect views over gardens and treetops. The bathroom features a roll top bath, separate shower, toilet and wash hand basin. The property layout works well for a large family to either utilise all the bedrooms or to create home offices or playrooms if desired.









## OUTSIDE

Approaching the property is a long tree lined driveway leading to the private drive which can accommodate four to five cars, the large double garage and a further parking area to accommodate five to six cars. The garage features light and power and can be accessed either by the main garage door to the front or an internal door opening into the kitchen. The gardens are mainly laid to lawn and wrap around the side of the house with a variety of mature shrubs, bushes, flower beds and a small pond. A stone ruin within the grounds has been used as a wonderful area for outside seating, dining and entertaining with it being easily accessed from the two sets of French doors in the sitting room.

## LOCATION

Charterhouse is a beautiful unspoilt hamlet at the top of the Mendip Hills, an Area of Outstanding Natural Beauty near the pretty village of Blagdon, which benefits from local amenities including a primary school, church, post office and public houses.

Nearby, 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 and both primary and secondary state schools (Free school transport is available for Blagdon Primary, Priddy Primary, Wells Blue School and Churchill Academy).

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Sidcot School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve 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 A39 signposted to Bristol. Continue for approx. 4 miles to Green Ore Junction. At the traffic lights turn left onto the B3135 and continue for circa. 2 miles then turn right onto the B3134. Continue for 500m passing 'The Castle of Comfort' on your left, continue on the B3134 for a further 1 1/2 miles and you will see a white castellated cottage on your right. Directly opposite this cottage (on your left) is the driveway to Willoughby House. Turn left into the driveway and the property can be found a little further along on the right.

What3 words location: ///motivate.elevator.obscuring

REF:WELJAT11082023



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** F

**Heating:** Oil fired central heating

**Services:** Private drainage (via septic tank), water & electricity

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



### Nearest Schools

- Blagdon (primary)
- Cheddar, Churchill & Wells (secondary)

# Charterhouse-on-Mendip, Blagdon, Bristol, BS40

Approximate Area = 4034 sq ft / 374.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2023. Produced for Cooper and Tanner. REF: 1015089

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