



The Old Haybridge Inn, Haybridge, Nr Wells, BA5 1AJ

£525,000 Freehold

COOPER  
AND  
TANNER







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## DESCRIPTION

A deceptively spacious double fronted family home, set in a small hamlet on the north western fringes of the historic city of Wells. The property, formerly a public house, has been extended over time and now includes five bedrooms, four reception rooms, enclosed rear garden, double garage and car port along with countryside views towards the Mendip Hills. The property has undergone lots of improvements in recent years including a new roof in 2023 and is now offered with NO ONWARD CHAIN.

Upon entering is an entrance hall with tiled floor and stripped pine door with stained glass. On either side of the hall are two spacious reception rooms, which originally formed the pub. On the left is the sitting room with an interesting beamed ceiling with cross feature (known as a push up ceiling), window to the front, woodburning stove and an arched stone edged nook. Across the hall is the dual aspect family room, a lovely bright space with windows to the front and side, woodburning stove and a connecting door to the snug behind. The entrance hall continues down a couple of steps, where it opens out into a large space, again with tiled floor. This part of the hall has space for comfortable seating, stairs to the first floor, an understairs storage space, shelved alcove and doors to both the snug and the dining room. The snug is again a good size and has half-panelled walls, window to the side, built-in cupboard, attractive fireplace with woodburning stove and a connecting door to the family room. The dining room can comfortably accommodate a table to seat eight to ten people and has half-panelled walls, a built-in glazed

display cabinet and doors to both the kitchen and utility room. The kitchen has recently been installed and features a range of cream Shaker style units, topped with wooden work surfaces and featuring an apron fronted Belfast sink, integrated dishwasher, integrated slimline wine fridge, two eye level ovens with 'hide and slide' doors, a five burner gas hob with extractor above and built-in microwave. A large window allows plenty of natural light and offers views over the garden to the rear. At the far end of the kitchen is the pantry, providing plenty of storage along with space for a fridge freezer. Off the kitchen is a fully tiled shower room with walk-in shower, WC, wash basin and modern towel radiator. The utility room has space and plumbing for both a washing machine and tumble dryer and has a door leading out to the rear garden.

From the inner hallway, stairs rise to the first floor with five bedrooms - one ensuite and the family bathroom. The well-proportioned principal bedroom has freestanding wardrobes (which the vendors are kindly leaving), a window with front aspect over countryside and features an ensuite shower room with wet floor shower, WC, wash basin, illuminated mirrored cabinet and modern towel radiator. Also at the front of the property, with countryside views, are two further double bedrooms, accessed from a large landing, the larger of the two having an alcove and a further window to the side. To the rear of the property are two further double bedrooms with views over the gardens to the Mendip Hills beyond. The family bathroom is a bright room with Velux roof window, freestanding 'slipper' bath, WC,

















## DESCRIPTION (continued)

walk-in shower, illuminated mirror and built-in cupboard, ideal for towels and linens.

## OUTSIDE

The fully enclosed rear garden comprises a patio area with built-in pizza oven and plenty of space for outside furniture and entertaining. A path leads to a stone built shed, ideal for garden storage. A large area of lawn is edged by raised borders, planted with mature trees and shrubs. A further patio area is perfectly positioned to take advantage of the view over fields with the Mendip Hills in the background. A fabulous covered seating area, affectionately named 'Le Shac', is a great space for socializing and features a woodburner, shelving, lighting and is a marvellous space to enjoy long summer evenings or to cosy up with the woodburner blazing during the winter months. Within the garden is a portable 'barbeque cart' which the vendors are kindly leaving. A pergola, with gravel path beneath, is planted with climbing plants and wisteria and leads to a pedestrian gate leading to the double garage and car port. From the road, the property has a right of access over a tarmac area to the car port and double garage. The double garage has benefits from light and power and the car port offers sheltered parking for one car.

At the front of the house is a dropped curb, so it is possible to park one car directly in front of the house if required.

## LOCATION

Haybridge is a small hamlet situated just to the west of the Cathedral City of Wells. 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.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside 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

Proceed out of Wells on the A371 towards Cheddar. After approximately 1/2 a mile you will reach Haybridge. The property can be found on the right, just before a terrace of red brick cottages. For viewing purposes please park in the large layby on the left hand side of the road, just after the property.

REF:WELJAT20052024



Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** D

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas & electricity

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

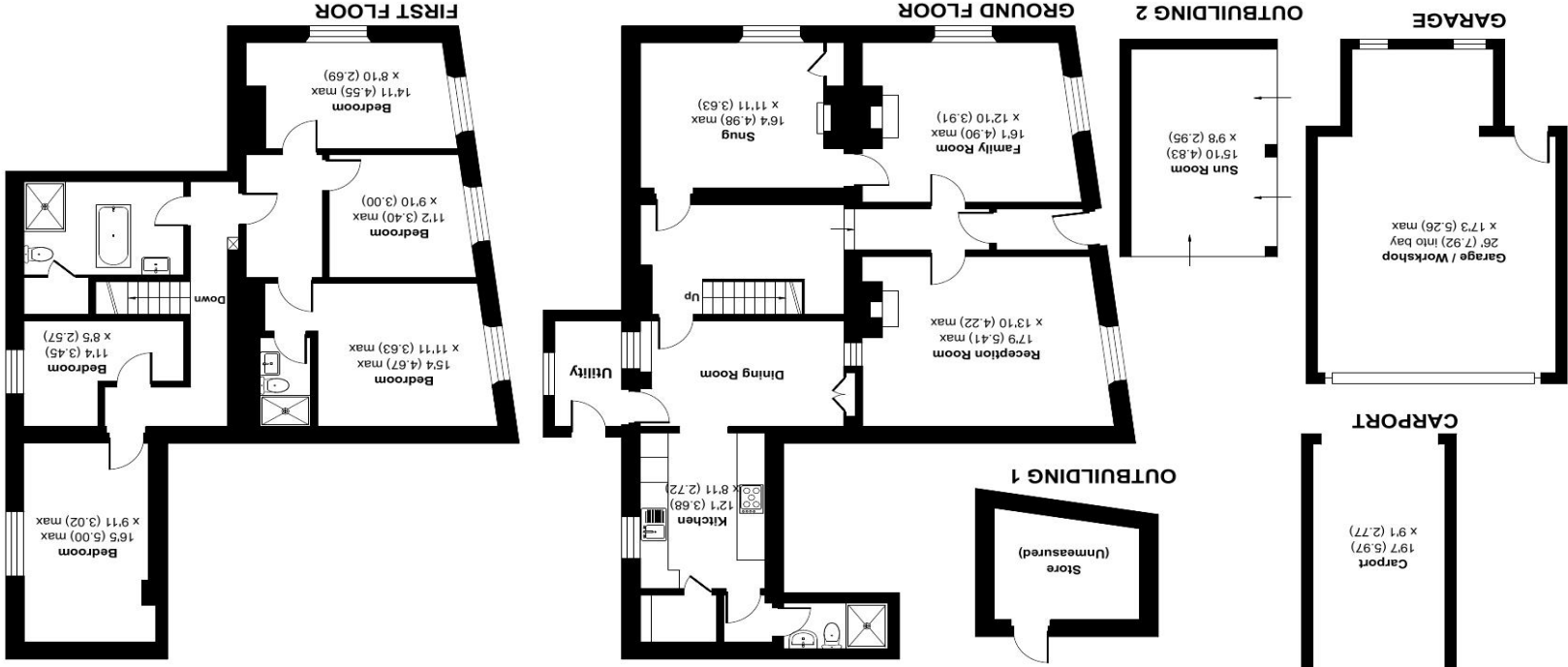


### Nearest Schools

- Wells (primary and secondary)
- Wookey (primary)

# Haybridge, Wells, BA5

Approximate Area = 2206 sq ft / 204.9 sq m (excludes carport & store)  
 Garage = 397sq ft / 36.8 sq m  
 Outbuilding = 153 sq ft / 14.2 sq m  
 Total = 2756 sq ft / 255.9 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). ©nhc.com 2024.  
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