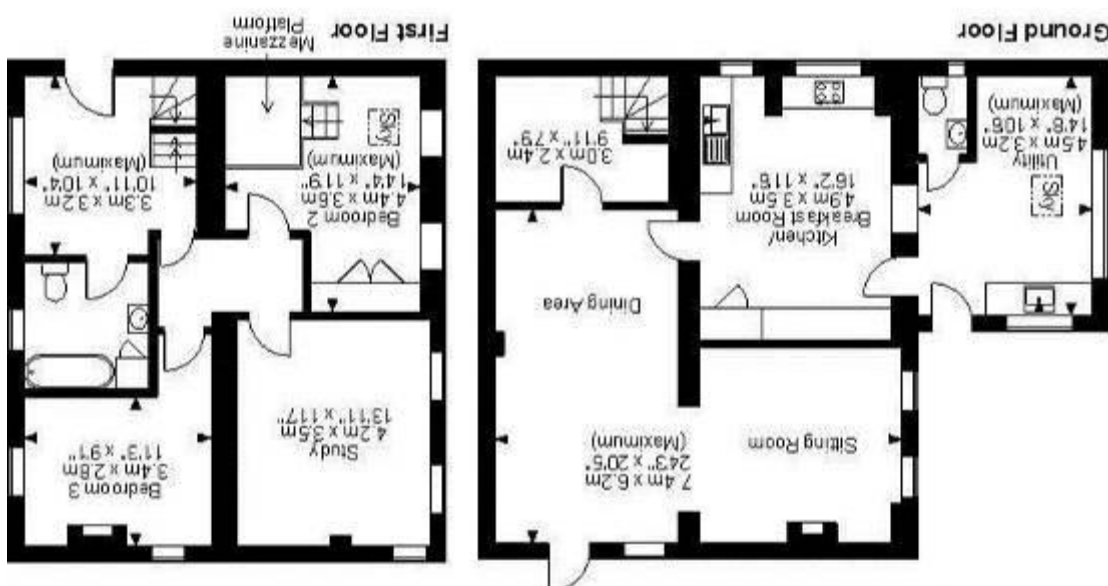
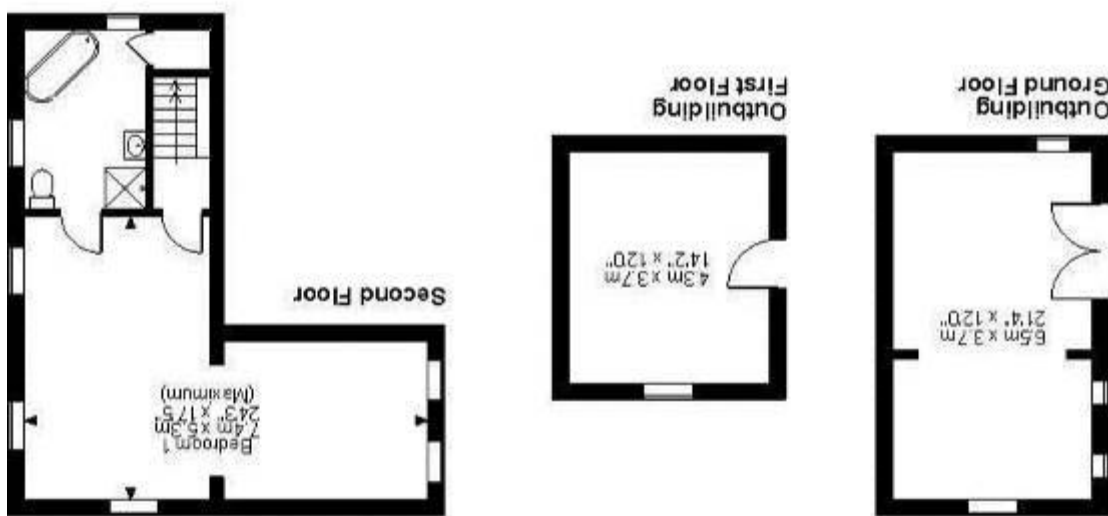




To Contact  
**COOPER & TANNER**  
 Wells Office

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 E-mail: wells@cooperandtanner.co.uk

**IMPORTANT NOTICE:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



Hollybrook House, Westbury Sub Mendip. BA5 1EU

Offers in Excess of £500,000

**COOPER & TANNER**  
 THE ART OF AGENCY

### Description

A charming four bedroom detached family home with a wealth of period features throughout and stunning southerly views towards Glastonbury Tor and the Somerset levels. The property originally dates back to the Georgian period and has flexible accommodation arranged over three floors. Access to the house can be found on the upper and lower ground floor which opens up to a garden room with a flagstone floor, Belfast sink, dog shower set in a pine fronted cupboard and a w/c with an original Dartmoor prison door. A part glazed pine door leads into the kitchen/breakfast room with an abundance of character including flagstone, window shutters, an inglenook fireplace with a Range Master oven and wall and base units. The spacious dining room, which is open plan to the lounge features an inglenook fireplace, beams and a door leading out to the gardens.

Stairs rise from the hallway to the upper ground floor where there is the main family bathroom, three well proportioned bedrooms, two of which face south with breathtaking views and one bedroom benefits from a built-in mezzanine double bed with skylight above, leaving a spacious room beneath and another is currently used as an office. The third bedroom has one exposed stone wall with a stained glass window and feature fireplace with an original wooden shutter on the window. An oak door on this level opens out to an outer porch which has steps leading down to the parking area to the side of the property.

Stairs rise to the master suite which features a sitting/study area, bedroom area with incredible southerly views and en-suite bathroom with separate shower.

### Outside

The property is approached by a shared driveway giving parking for four cars, double gates and a single pedestrian gate leading into the garden if extra parking is required. A large secluded garden which is arranged over three levels has a natural spring peacefully flowing from the Mendip Hills, forming a mill stream, which meanders through the garden, cascading from one level to the next. Two stone buildings are situated in the garden, one of which has electricity, roof and a first floor with the potential to convert. A further barn, the old mill building situated on the lower level of the garden, now stands derelict but again offers fantastic potential.

All of the gardens are south facing with many seating areas to be found to take advantage of the beautiful views. The garden is mainly laid to lawn with mature trees, shrubs, paved terraces, walls clad with climbing roses, honeysuckle and Russian vines. At the lower part of the plot are apple, damson and pear trees along with an ornamental pond.

### Location

Westbury Sub Mendip is a popular village some 3 miles from Wells. The village has its own infant/junior School, Shop/Post Office, Church and Village Hall. The village also has main bus routes. Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays. Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible. Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible.

### Tenure

Freehold

### Council Tax

Band 'F'

### EPC Rating

Rating 'D'

### Heating

Gas central heating.

### Services

Drainage via septic tank, water, gas, electricity and BT are all connected.

### Viewing

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

### Local Authority

Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Tel: 01749 648999

### Directions

From Wells take the A371 towards Cheddar. Continue through the village of Easton past the road sign for Westbury-Sub-Mendip and Hollybrook House can be found a little further along on your left hand side.

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