

Richlyn Cottage



Chewton Mendip, Somerset



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Chewton Mendip

A unique opportunity to purchase a five bedroom family home together with an industrial building suitable for a number of uses

Ground Floor

Dining Room ♦ Kitchen
Sitting Room ♦ Utility Room

First Floor

Five Bedrooms
Family Bathroom with Walk in Shower
Second Bathroom

Outside

Large Mature Garden and Ample Parking
Industrial building approximately 4,300sq.ft
Garage

Set in approximately 0.65 acres
Wells 5 miles
Bristol 16 miles ♦ Bath 14 miles
Castle Cary Train Station 15 miles



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Situation

Richlyn Cottage offers unique opportunity to purchase a wonderful family home with commercial opportunities on the edge of the Mendip Hills Area of Outstanding Natural Beauty on the outskirts of Chewon Mendip in Somerset.

Chewton Mendip has a strong community and boasts a good range of facilities including an excellent primary school, pre-school, village shop, village hall, church and public house. There is a regular bus service that visits many nearby towns and cities, including Bath, Wells and Bristol.

The cathedral city of Wells is a short drive away and the city, which is the smallest in England, offers a range of shopping facilities including a high proportion of independent shops and boutiques, banks, restaurants, public houses, cinema and churches. The stunning market square holds a farmer's market on Wednesday and Saturday.

Mainline rail services to London Paddington are available from Bath Bristol and Castle Cary. Bristol International Airport is only 16 miles away.

The House

Richlyn Cottage is a well proportioned five bedroom property that would make an ideal family home with the added benefit of an industrial building suitable for business or personal use.

Upon entry you have a tiled porch with large farmhouse style door that leads onto the dining room which has a wood burning stove and windows that look out onto the front garden.

The kitchen also looks out to the front garden and has views of the fields beyond. The kitchen benefits from fitted oak floor and wall units, providing ample storage space. There is an oil fired Rayburn which provides the hot water and cooking however there is also space for a separate oven.

The sitting room is accessed via a set of double doors from the dining room. At one end of the sitting room

is a feature fireplace with multi fuel wood burner. There are large windows and French doors onto a terrace in the rear garden which benefits the property as they let in plenty of natural light.

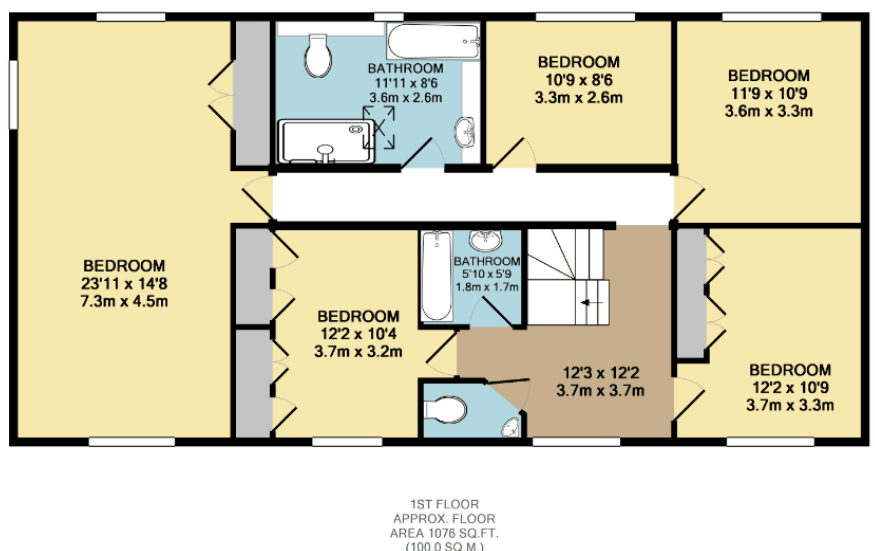
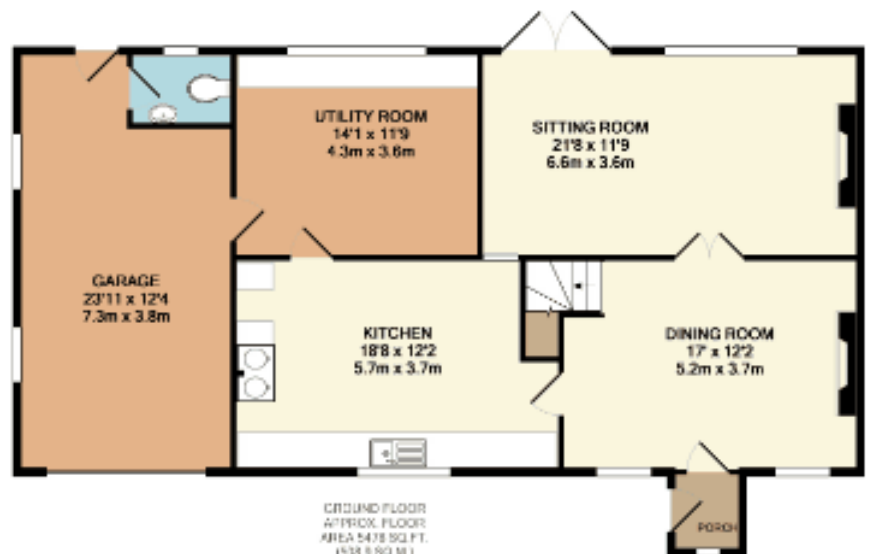
There is internal access to the garage and W/C which could provide additional living accommodation, subject to the necessary consents.

The property has five bedrooms and there is potential to provide an en suite within the master bedroom.

The main family bathroom has a bright modern feel and includes a good sized walk in shower.

There is a further bathroom and a separate W/C also on the first floor.

The property is set in approximately 0.65 acres and there is a large garden, ample parking and an industrial workshop as detailed overleaf.



Industrial Building/Workshop

To the rear of the property is an industrial building that is currently used as an engineering workshop.

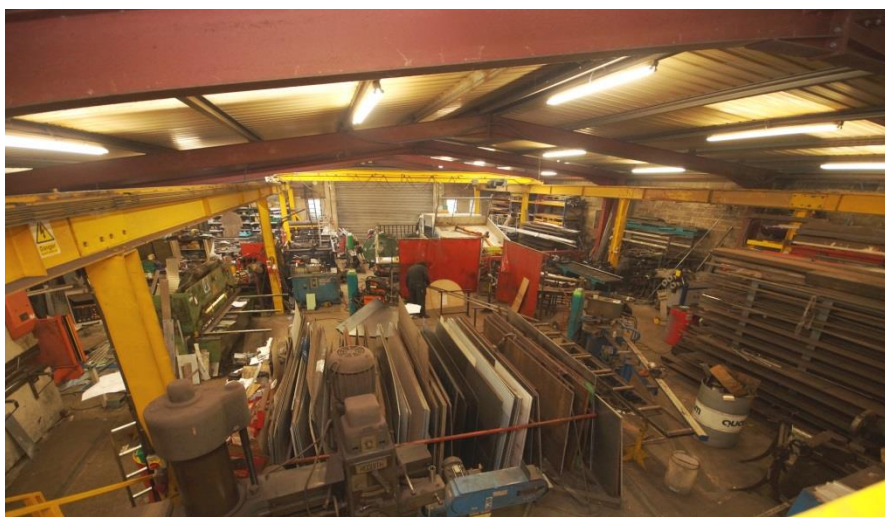
The building measures approximately 400sq.m (4300sq.ft) and there is also an internal mezzanine storage area.

It is understood that the building benefits from 3-phase electricity and has B2 use consent.

The workshop would ideally suit those looking to operate a commercial use adjacent their home but may be suitable for alternative uses, subject to planning. The occupation of the building is limited to the occupier of Richlyn Cottage.



WORKSHOP / STORAGE
82 x 52'7"
25.0m x 16.0m



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General Information

Tenure

Freehold

Services

Mains water and electricity. Oil central heating.
Private drainage to a septic tank.

Local Authority

Mendip District Council
Telephone 0300 303 8588

Outgoings

Council Tax Band G

The workshop has a rateable value of £9,000 as per the 2010 rating list. Small business rate relief may apply and interested parties are advised to make their own enquiries in this respect.

Energy Performance Certificate

Strictly by appointment with the vendors agent
Killens Wells

Viewings

Strictly by appointment with the vendors agent
Killens Wells Office - 01749 671172

Fixtures and fittings

All those items usually regarded as retained to the vendors are specifically reserved out of the sale.

Directions

From Wells take the A39 heading towards Bristol. At the crossroads at Green Ore go straight ahead continuing along the A39 and take the second right into East End Lane where the property will be found immediately on the right.

Postcode



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