

# Westbrook House



North Wootton, Somerset





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Wells 4 Miles ♦ Bruton 10 Miles  
Frome 16 Miles ♦ Bath 22 Miles  
Bristol 25 Miles ♦ Castle Cary Station 9 Miles

Westbrook House is a charming four bedroom Grade II listed property situated in the heart of the sought after village of North Wootton. The house offers flexible, well-maintained accommodation complete with an array of character period features throughout alongside beautiful mature gardens, generous off road parking and a garage. In addition to this Westbrook House boasts planning consent to extend the property if desired.

## Ground Floor

Entrance Hall ♦ Sitting Room  
♦ Dining Room ♦ Drawing Room ♦ Kitchen  
♦ Study ♦ Utility Room

## First Floor

Master Bedroom with Casement Window  
♦ Three Further Bedrooms, one with En-Suite  
♦ Family Bathroom

## Grounds and Additional Outbuildings

0.25 Acres of Beautiful Mature Gardens ♦ Generous  
off Road Parking ♦ Garage



## The House

Westbrook House boasts a stunning array of period features throughout including inglenook fireplaces, flagstone and polished wooden floors in its principle reception rooms, and sash windows to the front façade alongside casement windows to the rear.

The ground floor comprises a drawing room with inglenook fireplace, wood-burning stove and polished wood floor; study with inglenook fireplace and flagstone floor; dining room and sitting room; bespoke kitchen and adjoining utility room with painted shaker units, granite worktops, Belfast sink, and travertine flooring with underfloor heating throughout. The three principle reception rooms face the front of the property, with the 4th, a sitting room, facing the rear garden.

Upstairs is home to the master bedroom, with two further bedrooms, and a family bathroom boasting a white suite, travertine flooring and underfloor heating. All four rooms have sash windows to the front. The master bedroom also has a casement window to the rear looking out over the rear garden to Folly Wood and Pilton Hill. The third has a second sash window to the side looking over the churchyard to the village green and Worminster Down beyond. Bedroom four boasts an open beam ceiling and a Fired Earth ensuite bathroom with travertine flooring and underfloor heating. It is located above the Sitting Room in the old barn which was incorporated into the domestic accommodation of the property approximately 10 years ago. This wing of the house would lend itself perfectly to provide the option for independent living for an individual if this was required.

In addition the property has planning consent to extend to provide further accommodation.

## Outside

Westbrook House sits in 0.25 acres of pretty, well-maintained gardens with herbaceous borders, an array of colour and lawn to the front. The rear garden, separated from the lane by Lias stone walling, provides an outdoor dining terrace, further lawn areas and a driveway with ample parking space. A single garage adjacent to the barn provides useful storage space.



## Situation

Westbrook House is situated equidistant from Wells, Glastonbury & Shepton Mallet. Wells is the smallest city in England lying in beautiful countryside between the Somerset Levels and the Mendip Hills. It 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 farmers market every Wednesday and Saturday. Nearby the Georgian City of Bath and the regional centre of Bristol are also within good commuting distance whilst Castle Cary train station with links to London Paddington and Exeter is a 15 minute drive away. Bristol International Airport is 17 miles away.

## Education

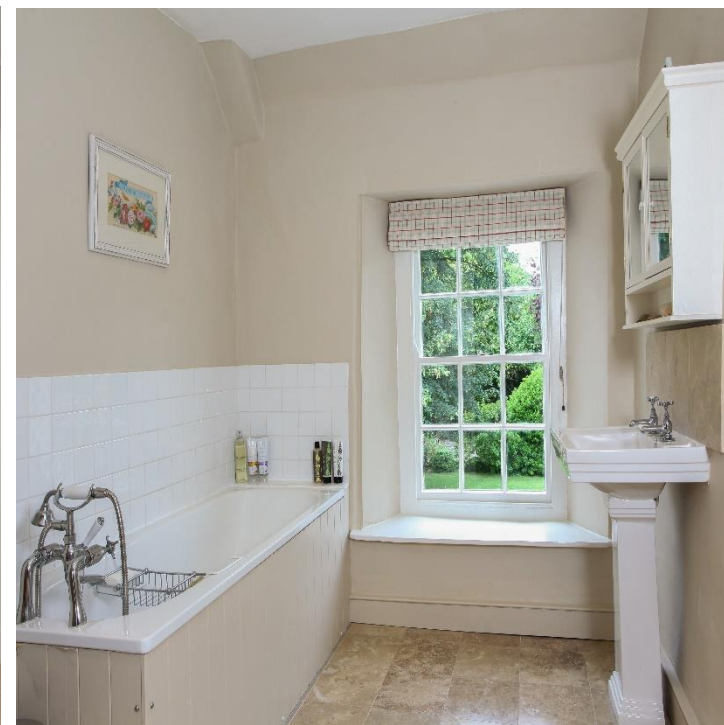
Westbrook House is in the catchment area for Wells Blue School, and West Pennard Junior School, with the school bus running from the end of the lane. Wells Cathedral School, Downside School, All Hallows Preparatory School, King's Bruton and Bruton School for Girls, and Millfield are also nearby, offering a range of private school options, with school bus routes picking up from the other end of the lane.

## Directions

From Wells, leave via Dulcote and turn left onto the A371 towards Shepton Mallet. Turn right at Dinder, right again at the brow of the hill, and right at the T junction 50 metres ahead. Follow the lane for around 1.5 miles through Worminster to a junction in North Town with Dark Lane. Turn right into the lane and continue for approximately 0.5 miles into North Wootton. Turn left at the T junction onto the High Street and follow the road past the village hall (left) and village green (right) to St Peter's Church. Turn left down the lane just past the church heading towards the ford. Westbrook House is located 20 metres on the right hand side of the lane opposite the church entrance.

## Leisure Pursuits

The area is also well known for its variety of sporting and leisure facilities and for walking and cycling, while sailing and fishing can be pursued at Chew Valley Lake. Leisure centres can be found at Wells, Glastonbury and Shepton Mallet. Golf courses are conveniently located close by and Horse Racing enthusiasts are catered for at Bath and Wincanton Race Courses.





## **General Information**

**Tenure** – Freehold

**Services** – Mains water and electricity. Private drainage. Oil-fired central heating.

**Local Authority and Council Tax** –  
Mendip District Council (0300 303 8588)  
Council Tax Band: H

**Energy Performance Certificate** - Rated N/A.

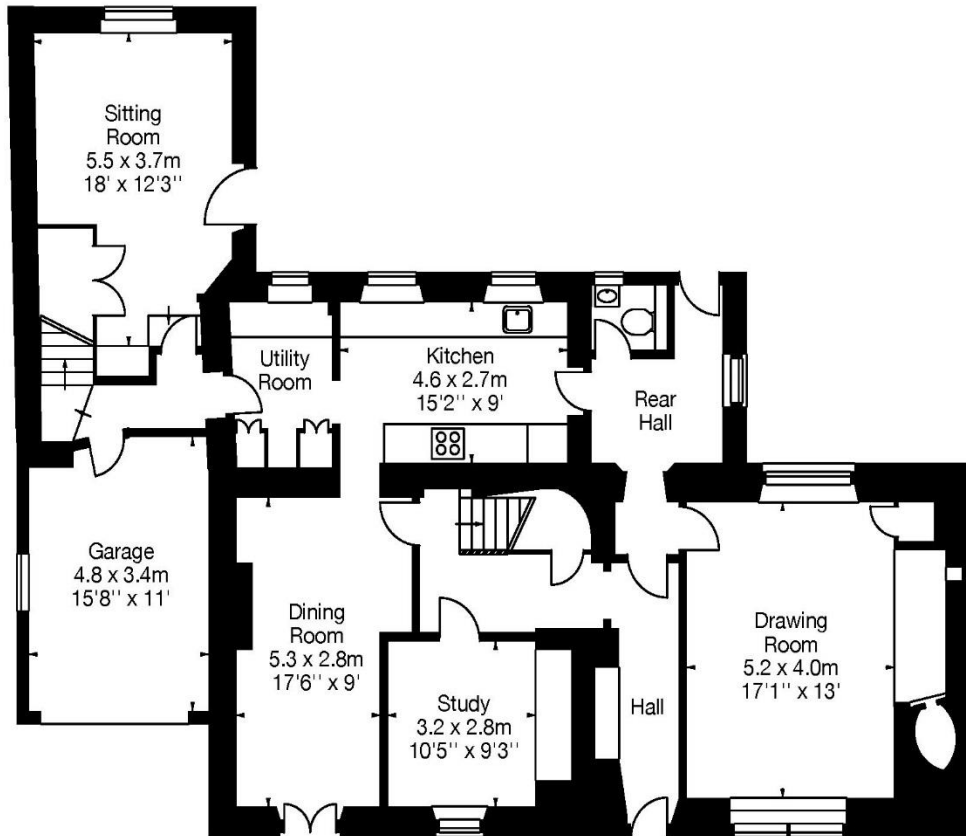
**Postcode** – BA4 4HA

**Viewings** - Strictly by appointment with the Vendors' Agents, Killens 01749 671172

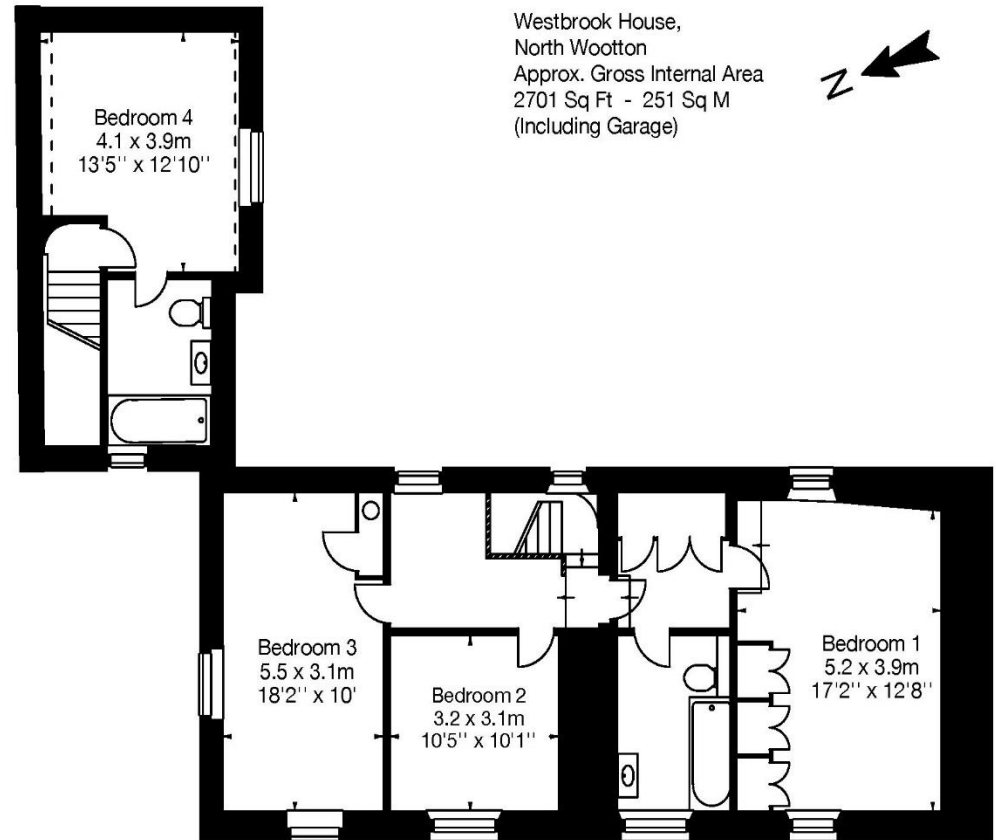
**Fixtures and Fittings** - All those items usually regarded as retained to the Vendors are specifically reserved out of the sale although may be available by separate negotiation.

**Planning & Listed Buildings Consent**- (granted 29/09/2014) is in place to demolish the existing kitchen and extend the floor area to a total floor area of around 3000 sq. ft. Details of the Planning Consent are available on request





Ground Floor



First Floor

Westbrook House,  
North Wootton  
Approx. Gross Internal Area  
2701 Sq Ft - 251 Sq M  
(Including Garage)



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