



Glencott, The Hollow, Westbury Sub Mendip, Wells, BA5 1HH

welcome to

Glencott, The Hollow, Westbury Sub Mendip Wells

An exceptional period property located in the quiet village setting of Westbury Sub Mendip, enjoying characterful accommodation throughout, set in beautifully mature gardens plus double garage and driveway parking and providing great access to the historic City of Wells, Cheddar, Bath & Bristol.

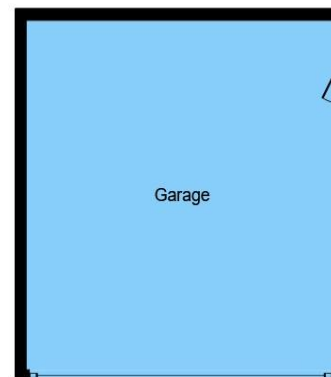




Ground Floor



First Floor



Garage

Entrance Hall / Pantry

Lounge

13' 2" x 16' 3" (4.01m x 4.95m)

Reception / Music Room

12' max x 14' max (3.66m max x 4.27m max)

Kitchen

8' x 24' 5" (2.44m x 7.44m)

Dining Room

11' 3" x 15' 9" (3.43m x 4.80m)

Utility Room

Cloakroom

First Floor Landing

Main Bedroom

12' 1" x 12' 7" (3.68m x 3.84m)

Bedroom Two

11' 2" x 12' 8" (3.40m x 3.86m)

Bedroom Three

9' 7" max x 10' 4" max (2.92m max x 3.15m max)

Bedroom Four

7' 8" max x 9' (2.34m max x 2.74m)

Shower Room

6' 3" x 6' 4" (1.91m x 1.93m)

Outside

Gardens

Double Garage

20' 3" x 20' 8" (6.17m x 6.30m)

Driveway Parking

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Glencott, The Hollow, Westbury Sub Mendip Wells

- Character 1700s Attractive Cottage ** Quiet Lane Setting in the Village of Westbury Sub Mendip
- Convenient Access to the historic City of Wells, Cheddar, Bath & Bristol
- Extensive Accommodation ** 3 Reception Rooms** Kitchen ** Utility & Cloakroom
- 4 Bedrooms & Family Shower Room
- Walled Garden Terrace Plus Lawned Garden & Terrace Enjoying Outstanding Views
- Double Garage & Driveway Parking
- Sought After Village Location with Excellent Community & Amenities

Tenure: Freehold EPC Rating: E

Council Tax Band: D

offers over

£575,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL106104



Property Ref:
WEL106104 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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