



£450,000

At a glance...



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**holland
& odam**

Ruby Cottage
36 The Folly
Chewton Mendip
Radstock
Somerset
BA3 4LG

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the A39 towards Bristol. Proceed along the A39 for approximately 5 miles into Chewton Mendip. Pass the staggered crossroads and turn right up the slip road, then turn right into Orchard Lane where the property can be found at the end on the left hand side. A for sale board is displayed.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Chewton Mendip is situated in a conservation area on the outskirts of the Chew Valley and offers a village store, popular primary school, village hall and Public House. The village is also on a bus route to Bristol and Wells. The cities of Bath & Bristol are approximately 15 miles away and provide an extensive range of facilities, together with a number of good schools and mainline railway stations. The city of Wells is just 6 miles away.

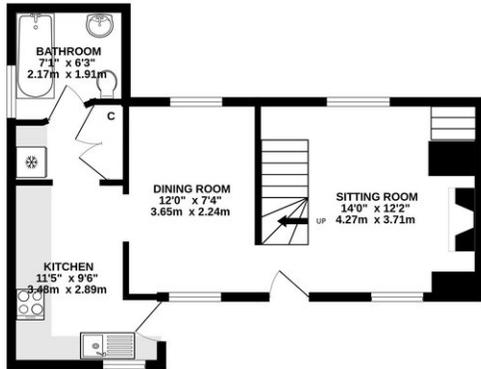
Insight

A Grade II Listed cottage dating back to 1785 set in an enviable position with views over farmland and set well away from main roads. The property has been well maintained and improved over the past 19 years during the present vendors ownership. The mature and well tended garden is a real feature of the property and offers two useful stone outbuildings including a former "Cart House" as well as a generous amount of parking.

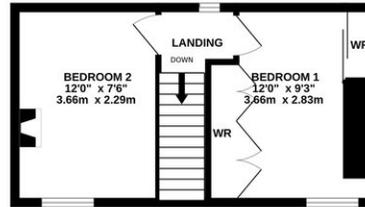
- Stunning thatched cottage with period features. The thatched roof itself has been well maintained by the vendors with a new ridge and feature animals being redone in 2024.
- Fitted kitchen with Neff "Hide and Slide" oven, Neff induction hob and Neff dishwasher. Also integrated fridge freezer and microwave with space for a washing machine
- Immaculately presented throughout with well planned accommodation offering plenty of storage
- Mature garden with various seating areas with a pleasant outlook over open countryside
- Two outbuildings including a former Cart House which has a first floor. This measures approx' 3.79m x 3.59m (12'5" x 11'9"). The second stone built outbuilding is approx' 3.8m x 2.08m (12'6" x 6'10")
- Both outbuildings have light and power
- Countryside walks from the doorstep and a short walk to the centre of the village where there is a public house and cafe



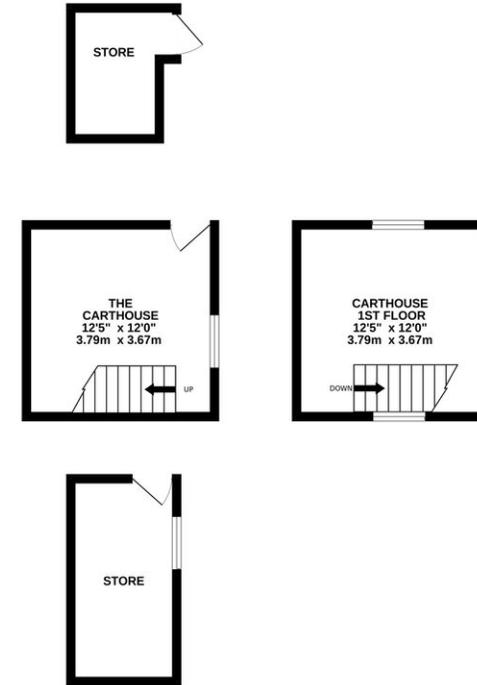
GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



OUTBUILDINGS
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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