



The Post House, Leigh Street, Leigh Upon Mendip, BA3 5QP

£920,000





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### The Post House, Leigh-on-Mendip

Tucked away in the charming village of Leigh-on-Mendip, The Post House is a home with a rich history. Originally two 15th-century cottages, and later serving as the village post office, it has evolved into an expansive and beautiful country residence. It is a house of great character, now ready for a new chapter of life and laughter.

#### The Ground Floor

Passing through the pretty front cottage garden, you enter the dining room—a bright, welcoming space featuring a woodburner set into a traditional inglenook fireplace.

The ground floor offers an impressive amount of space. There is a cosy snug with a stone fireplace for quiet afternoons, and a generous family room with a woodburner, perfect for settling down with a film. The layout also includes a dedicated home office and a formal lounge overlooking the front garden. This variety of rooms ensures everyone has their own space; you can host guests in one room while children play in another.

Practicality hasn't been overlooked. There is a contemporary wetroom with grey tiling and a chrome heated towel rail, and a utility room with plumbing for a washing machine and tumble dryer. Notably, the lounge and wetroom could easily be adapted into a ground-floor annexe with its own entrance.

#### The Kitchen

At the heart of the home is a fabulous eat-in kitchen. Designed with the cook in mind, it features underfloor heating, cream Shaker-style units, solid oak worktops, and a granite-topped island. With a double Belfast sink, a pantry, and space for a range cooker, it is as functional as it is inviting.

#### Upstairs

Reflecting the home's history as two cottages, there are two separate staircases leading to five double bedrooms. A modern bathroom with a walk-in shower and a separate toilet sits between two of the rooms, while the remaining bedrooms enjoy views over the front garden.

#### The Gardens

The outdoor space is a particular highlight. From the kitchen, a boot room leads out to a gravelled courtyard—a perfect spot for patio furniture. Through a wrought iron gate, you'll find a "secret" walled garden, ideal for a quiet morning coffee or an evening drink. The wider gardens are a gardener's delight, featuring a large lawn, raised beds, a summerhouse, and a greenhouse. Bordered by open fields, the plot offers total privacy and plenty of room for children to explore. Despite its heritage, the home offers modern comforts including double glazing and gas central heating.

#### A Note from the Owner

"I have always loved how flexible this house is. During Christmas and family holidays, we can all gather together or find our own quiet spaces as the mood takes us. The kitchen-dining area is a wonderful spot for cooking and entertaining, while the private, sunny gardens are a peaceful haven that I enjoy in every season."

#### The Local Area

Leigh-on-Mendip is a friendly Somerset village with a strong sense of community. The 16th-century Bell pub is a popular local hub, and the village is perfectly placed for easy access to the shops and supermarkets of Frome, Shepton Mallet, and Radstock. The village school is rated 'Good' by OFSTED, and the Memorial Hall hosts everything from yoga to toddler groups. For those commuting, Frome station is 7 miles away and Castle Cary is 13 miles.







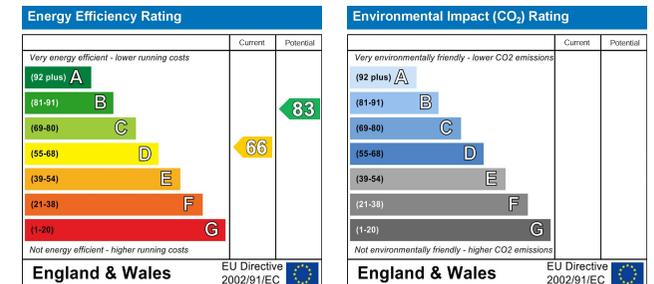
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Rivendell Estates Office on 01373 489 888 if you wish to arrange a viewing appointment for this property or require further information.

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