



# The Old Cottage, Wedmore, Somerset

Recently refurbished and now benefitting from a number of improvements, this detached village home offers an abundance of character, with flagstone floors, exposed beams and wood burning stoves. Stylishly presented throughout and well situated, within a level walk of the village amenities.

## Ground Floor

- ❖ Sitting Room ❖ Kitchen/Breakfast Room
- ❖ Dining Hall ❖ Snug
- ❖ Utility Room / Cloakroom

## First Floor

- ❖ Landing ❖ Bedroom One
- ❖ Bedroom Two ❖ Bedroom Three
- ❖ Family Bathroom

## Outside

- ❖ Driveway Parking
- ❖ South Facing Rear Garden
- ❖ Attractive Front Garden

**Guide Price: £745,000**







## Description

This gorgeous village home, well loved by the current owners, has been lovingly refurbished throughout and offers an excellent opportunity for buyers looking to move into one of Somerset's most desirable villages.

Positioned nicely on the Wells side of the Wedmore, The Old Cottage is situated well within walking distance of the centre of the village, offering access to the village amenities.

This is a home full of character and those looking for a period property will be impressed to find flagstone floors, exposed timbers, Suffolk latch doors, period style radiators and wood burning stoves.

The property has three bedrooms and three reception rooms. The Sitting Room measures approximately 17ft x 15ft, with flagstone floor, wood burning stove and bifold doors opening to the rear garden. The Dining Room has an open fireplace, with flagstone flooring and the Snug has a wood burning stove flagstone floors and exposed beams.

The Kitchen / Breakfast Room, is delightful; tastefully presented, with wooden hand-built units and quartz work surfaces. The room is triple aspect, having views towards the Mendip Hills, with exposed beams, flagstone floors and with exposed stone walls and a Belfast sink. With plenty of room for table and chairs, there is also an Esse Electric Range oven, available by separate negotiation.

## Outside

To the front, the property has off road parking for two cars, and adjacent to the parking area, there is hand-built wood store. From here, steps lead up to the front garden. Mainly laid to lawn, a path leads to the front door and continues to a gate at the side of the house.

To the rear, the gardens are private and enclosed, South facing and bordered by hedging, fencing and trees. Much of the garden is laid to lawn, with a large area of paving, immediately to the rear of the house, with bifold doors opening from the Sitting Room. There is also a stone built store and two garden sheds.

\*It should be noted that the current owners have been granted planning permission to extend to the rear of the property and further details can be provided, upon request.





## Situation

Wedmore is a thriving Village with a range of shops including a village store and newsagent, butcher and a chemist. There are a range of individual shops, boutiques, galleries, pub restaurants and tea rooms and within easy reach there are a wide range of clubs and societies. Most cultural and sporting activities are catered for in the area

Nearby, the Cathedral City of Wells 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. The nearby Georgian city of Bath and the regional centre of Bristol are also within good commuting distance.

There are excellent state and independent schools locally including Wedmore First School Academy, Hugh Sexey's Middle School and the high performing Kings of Wessex Upper School Academy. Local Independent schools include Wells Cathedral School, Sidcot, Millfield and the Taunton Schools.

The property is within easy distance of the M5 and Highbridge & Burnham railway station with regular trains to Bristol Temple Meads and Bristol Parkway. Bristol international airport is approximately 15 miles North.

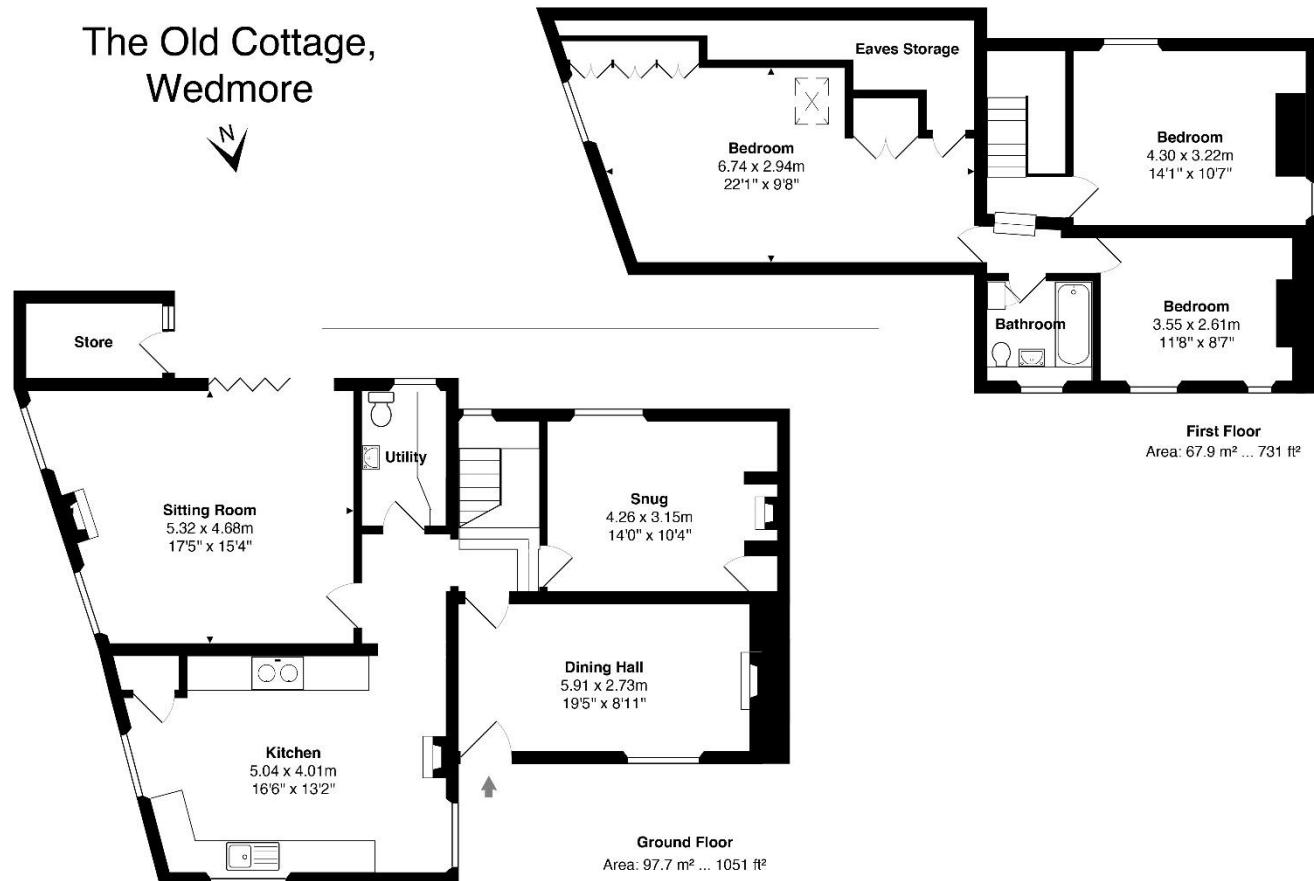
## Directions

From Wells, follow signs for the A371 towards Cheddar and bear left onto the B3139 towards Wedmore and Burnham-on-Sea. Travel for approximately seven miles. Just as you enter Wedmore, the property will be found, set back, on the left hand side, at the beginning of Mutton Lane.

## General Information

- ◆ Tenure - Freehold
- ◆ Services - Mains water, mains drainage, gas central heating.
- ◆ Local Authority - Sedgemoor District Council
- ◆ Postcode - BS28 4DU
- ◆ Energy Performance Certificate - F
- ◆ Viewings - Strictly by appointment with the Vendors agent Killens 01749 671172
- ◆ Fixtures and fittings - All those items usually regarded as retained to the vendors are specifically reserved out of the sale.

## The Old Cottage, Wedmore



Approximate gross internal floor area of main building - 165.6 m<sup>2</sup> / 1,782 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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 is given as to their operability or efficiency or otherwise. All room measurements are maximum dimensions unless otherwise stated.

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