



Pottery Cottage, Glanville Road, Wedmore, BS28 4AD

£450,000 Freehold

COOPER
AND
TANNER



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Description

Tucked away in the heart of Wedmore village is this immaculate and charming two-bedroom character cottage built in attractive Blue Lias stone. It is beautifully presented with surprisingly generous living accommodation and with a delightful and secluded courtyard garden.

This lovely home sensitively combines the charm of a period cottage with the comforts and attractive colour palette of a contemporary home. The spacious, open-plan kitchen/dining area has warm oak flooring, shaker-style cabinets with granite work surfaces, a Belfast sink, integrated dishwasher, fridge-freezer and a range-style cooker. There is plenty of space for a dining table and other furniture. A rear lobby provides access from the kitchen to the courtyard garden. The sitting room is well-proportioned, with windows on two sides which allows light to flood in, and there is a feature sandstone fireplace. The entrance hall houses

the oak staircase and there is a surprising wet room hidden away behind. The two double bedrooms are upstairs, both are light and spacious and have their own individual character. They share a smart, modern, family bathroom which includes both a bath and a shower.

Outside

The rear courtyard garden is a private, tranquil haven away from the bustling village. It has been loving tended and, not only provides space for entertaining and relaxing but, with its greenhouse and borders, provides ample opportunity for the green fingered. Please note the two neighbouring properties have additional pedestrian access to their rear gardens for refuse purposes.









Location

Wedmore is a thriving village set on a high ridge above the Somerset Levels with a rich history and architectural heritage. Established in Saxon times, the modern-day Wedmore is an exciting social and commercial rural centre with a wide range of retail and leisure facilities including a selection of boutique shops. Day to day amenities include a newsagents/general store, pharmacy, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries and three public houses. A lively and friendly community, Wedmore hosts over 70 organisations with a diversity of cultural and sporting activities including opera, theatre, parkland golf course, floodlit all weather tennis courts, indoor and outdoor bowling greens and both cricket and football pitches.

There is a community run bus service to the larger nearby towns and the property falls within the popular catchment area for Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form. Private schools include Sidcot School, Millfield and Wells Cathedral School, which are all served by private buses.

Wedmore is in close proximity to Bristol International Airport, and the Cathedral City of Wells and of commutable distance to Bristol and Bath.

Directions

From the Cooper and Tanner Wedmore office, proceed along Church Street and pass the Church on the right, take the next left into Glanville Road. The property is tucked away on the right hand side with a sign saying Pottery Cottage. Please park on the road outside during your viewing.



Local Information Wedmore

Local Council: Somerset

Council Tax Band: E

Heating: Gas central heating

Services: All mains' services

Tenure: Freehold



Motorway Links

- M5 J22
- M5 J21



Train Links

- Weston-super-Mare
- Highbridge

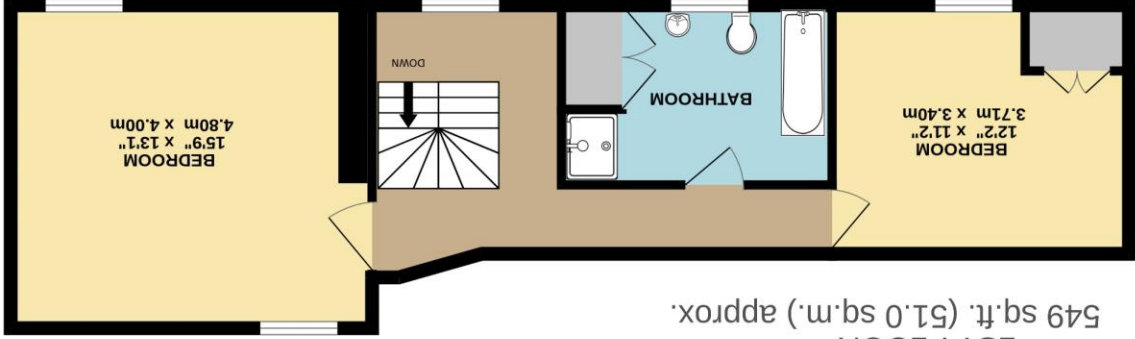


Nearest Schools

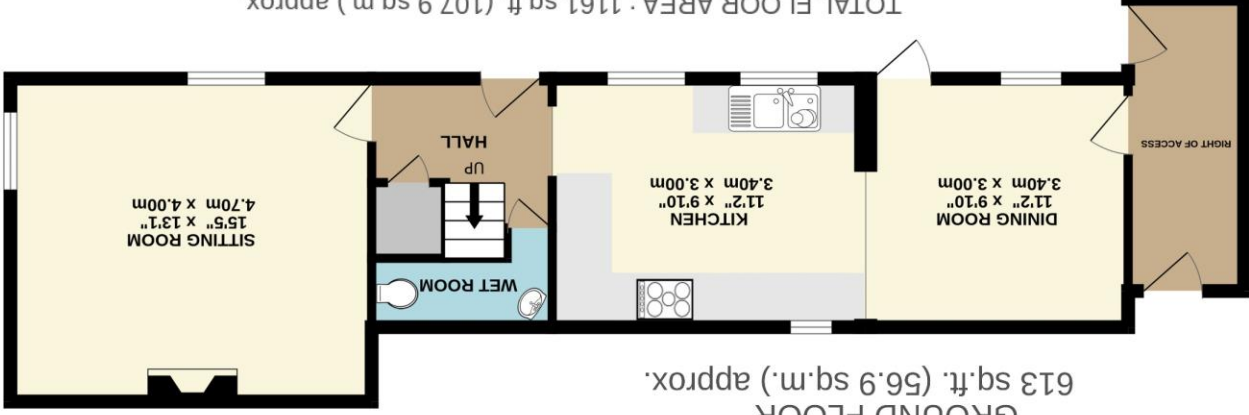
- Wedmore First School
- Hugh Sexey Middle School
- Kings of Wessex Academy



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.9 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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WEDMORE OFFICE

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