



Lindisfarne, Notting Hill Way, Lower Weare BS26 2JN

£465,000 Freehold

COOPER
AND
TANNER



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Description

Beautifully presented, warm and welcoming, four-bedroom bungalow with spacious open-plan kitchen, dining and living room opening out onto a lovely garden with paved terracing, kitchen garden, garage, workshop and driveway parking.

In the heart of the village of Weare, perfectly positioned for ease of access to commuter routes, local schools or countryside pursuits, this lovely bungalow, nestled within its mature gardens, has been well-maintained and benefits from being on a good-sized, level plot. The 'wow' factor is the unexpected open-plan kitchen and living space with French doors to the garden. The kitchen is fitted with modern wooden wall and base units topped with contrasting worktops with a wide peninsular overlooking the dining area and providing plenty of useful work surface. Integrated appliances include an electric double oven, a gas hob and a dishwasher, and there is space for a fridge/freezer. An adjacent laundry cupboard provides space and plumbing for a washing machine and tumble dryer. The light,

open sitting room and dining area span over 25ft and have windows and glazed doors opening out onto the rear garden. A contemporary, free-standing log burning stove is a fabulous focal point of this inviting room. Of the four bedrooms, the principal bedroom benefits from the ensuite shower room and plenty of space for a large double bed and other furniture, whilst the other three versatile bedrooms share a modern family bathroom and offer potential for home office/play room/craft room if not needed as bedrooms.

The bungalow is set back on its plot with lovely mature gardens to the front and to the rear. A driveway leads to the single garage and provides plenty of parking for numerous vehicles. The garage and the adjoining workshop, along with the L-shape of the bungalow, encircle the rear garden on three sides, providing a private and secure space to relax and enjoy the garden and its wildlife. The level gardens are an abundance of colour and texture, thoughtfully designed with seating areas, raised vegetable beds, greenhouse, and summerhouse.









Location

The villages of Weare and Lower Weare lie beyond the south side of the Mendip Hills. The general area provides many opportunities, including walking and riding on the Mendips, sailing on Axbridge reservoir, local golf course in Wedmore and sports centre in Cheddar. Weare First School is in the village, about a 10-minute walk away, and is part of The Wessex Learning Trust, which includes Hugh Sexey Middle School in Blackford and Kings of Wessex Academy and Sixth Form in Cheddar. School buses for the middle and senior schools pick up and drop off just along the road. There is also a church, a pub and a local petrol station with a convenience store within Weare and Lower Weare.

Wedmore, Cheddar, Winscombe and Axbridge are all within convenient driving distance, where there is more shopping, social and recreational facilities. The cities of Bristol, Bath and Wells are all within daily driving distance, Bath and Bristol providing excellent cultural activities. Bristol Airport is approximately 12 miles away along the A38. Mainline train stations can be found in Yatton and Weston-super-Mare.



Local Information Weare

Local Council: Somerset

Council Tax Band: E

Heating: Gas

Services: Mains services

Tenure: Freehold



Motorway Links

- M5



Train Links

- Highbridge and Burnham
- Weston-super-Mare



Nearest Schools

- Weare First School
- Hugh Sexey Middle School
- Kings of Wessex Academy
- Sidcot School

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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