



Norvale, Combe Batch, Wedmore BS28 4DX

£725,000 Freehold

COOPER  
AND  
TANNER



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## Description

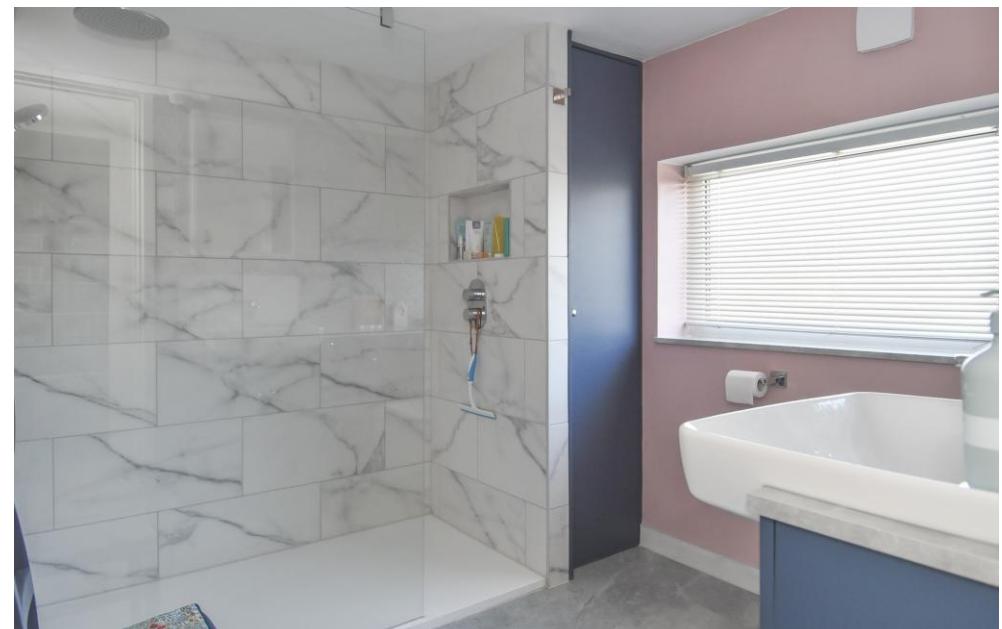
A delightful four-bedroom home, filled with light and colour, with lovely gardens, driveway and garage. On an elevated plot this beautiful property is within walking distance of the village centre and has spectacular views of Wedmore and beyond.

With a sympathetic balance of character and modernisation throughout, this lovely home is warm, welcoming and practical. Its spacious living area benefits from a comfortable sunken living room fitted with a wood burning stove and bookshelves giving it a tranquil and cosy feel especially in the winter. Its kitchen and dining room with glass sliding doors and lantern roof light let the sunlight flood in. Both rooms open out to the glorious south facing sun terrace extending the sociable entertaining and relaxing space into the garden. The kitchen is fitted with a range of base and wall units with space for a breakfast table. A versatile ground floor room, currently a home office, could be used as a double bedroom. From the sitting room, leading up a short flight of stairs, is a utility room, a shower room and a separate toilet, servicing the bedrooms above.

Of the two larger bedrooms, both enjoying picture windows overlooking the pretty, landscaped gardens, one benefits from an ensuite shower room. A second short flight of stairs rise up to two more bedrooms both offering built in storage and that unforgettable village view.

Outside, leading out from the double sliding doors in the dining area, is the inviting, south-facing sun terrace, and mature, well-stocked formal and kitchen gardens which have been beautifully landscaped. Stone steps lead up from the sun terrace onto the elevated lawn where there are multiple seating areas, creating a perfect sun trap to sit and enjoy those spectacular views. Beyond this, screened by natural willow fencing and well-established shrubs, is a productive kitchen garden, including a potting shed and greenhouse, perfect for those with green fingers. There is also a wooden gate with access to the lane. The front of the property is enclosed by a small stone wall, creating a large driveway with off-road parking for four vehicles along with access to the single garage.









## 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, chemist, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries, and 3 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.

For schooling, Wedmore is a popular choice for families relocating for private or state education. Millfield, Sidcot and Wells Cathedral Schools are all served by private buses from the village. Wedmore lies within the catchment for the Wessex Learning Trust, the three-tier State system which includes Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form.

There is a community run bus service to the larger nearby towns. Wedmore is approximately a 30-minute drive to Bristol International Airport, and the Cathedral Cities of Wells, Bristol and Bath of commutable distance.



## Local Information Wedmore

**Local Council:** Somerset Council

**Council Tax Band:** E

**Heating:** Mains gas

**Services:** All mains' services

**Tenure:** Freehold



### Motorway Links

- M5 J22



### Train Links

- Highbridge and Burnham
- Weston-Super-Mare
- Bridgwater



### Nearest Schools

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



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## WEDMORE OFFICE

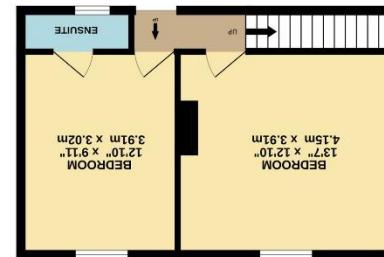
With every effort made to ensure the accuracy of the floor plan contained here, measures of doors, windows, rooms and any other dimensions and proportions listed should be used as a guide only and should not be relied upon as definitive purchase plans. The plan is for illustrative purposes only and should not be tested and no guarantee is given.

TOTAL FLOOR AREA: 1575 sq.ft. (146.3 sq.m.) approx.

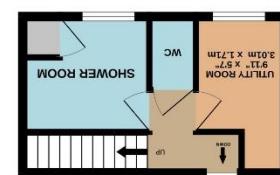
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• xoxo (19.1 sec/m) approx



sq.ft. (33.5 sq.m.) approx.



164 sq. ft. (15.2 sq.m) approx.



45 sq ft. (78.5 sq m) approx.