



Perriwinkle Cottage, Combe Batch, Wedmore BS28 4DX

£300,000 Freehold

COOPER
AND
TANNER



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Description

On the edge of Wedmore, with a private rear garden and lovely countryside views, this charming two-bedroom cottage has an open-plan kitchen/dining area, a spacious sitting room, and is on the market with vacant possession.

Since 2018, Perriwinkle Cottage has been completely renovated and refurbished, including rewiring, new kitchen and bathroom and the installation of a new boiler. The cottage is decorated throughout in a modern colour palette with practical, hardwearing vinyl flooring downstairs and warmer carpet upstairs in the bedrooms. The ground floor has a satisfying circular flow round from the hall, through the sitting room, past the door to the rear garden, into the kitchen and dining room, and returning to the front door. The sitting room and the kitchen/dining room both span the depth of the cottage and, as such, have light flooding in from the front and the back. For anyone working from home, or wanting a dining area separate to the kitchen, the sitting

room has plenty of space to accommodate a study area or dining table along with comfortable chairs and sofas. The kitchen has recently been fitted with a contemporary range of base and wall units topped with contrasting work surfaces and breakfast bar. There is an integrated dishwasher, electric oven and hob, and there is space for other appliances. An area for coats and boots opposite the back door was once a handy WC and it retains the Saniflo pipework if anyone wished to reinstate it. The two bedrooms are upstairs and both benefit from lovely countryside views. They share a light, bright family bathroom which is fitted with a WC, wash-hand basin, and a bath with a shower over.

Outside there is a south-facing, level, rear garden which is mainly laid to lawn with mature borders, paved terracing, a water butt and a garden shed. At the front, a low, stone wall encloses a shingle border where there is space for some pots and planters, and steps to the front door.









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 stores, 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.

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 centre of Wedmore village, with the Cooper and Tanner office on the left, proceed along The Borough and turn left into Combe Batch. Follow the road along, passing the New Inn on the right. Once over the brow of the hill Perriwinkle Cottage can be found on the right-hand side.



Local Information Wedmore

Local Council: Somerset

Council Tax Band: C

Heating: Gas

Services: Mains electric, water and gas; private drainage

Tenure: Freehold



Motorway Links

- M5



Train Links

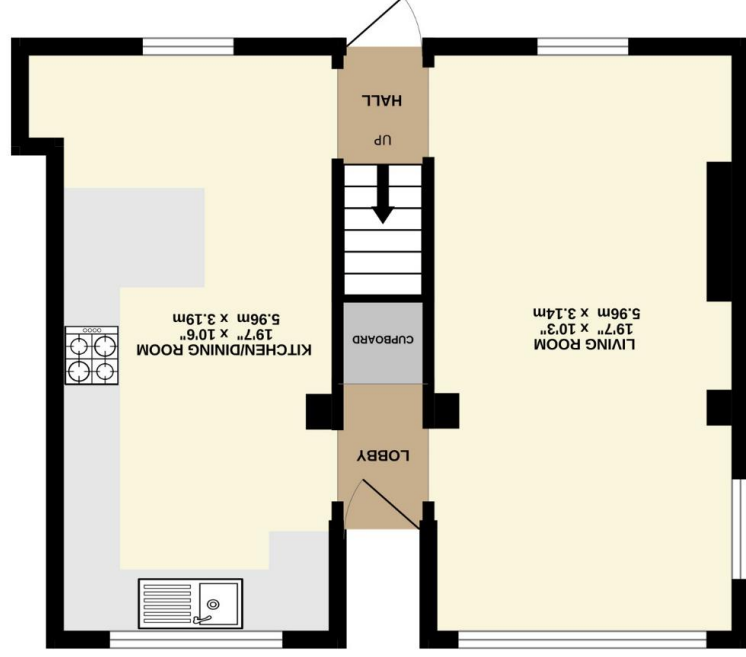
- Highbridge
- Weston-super-Mare



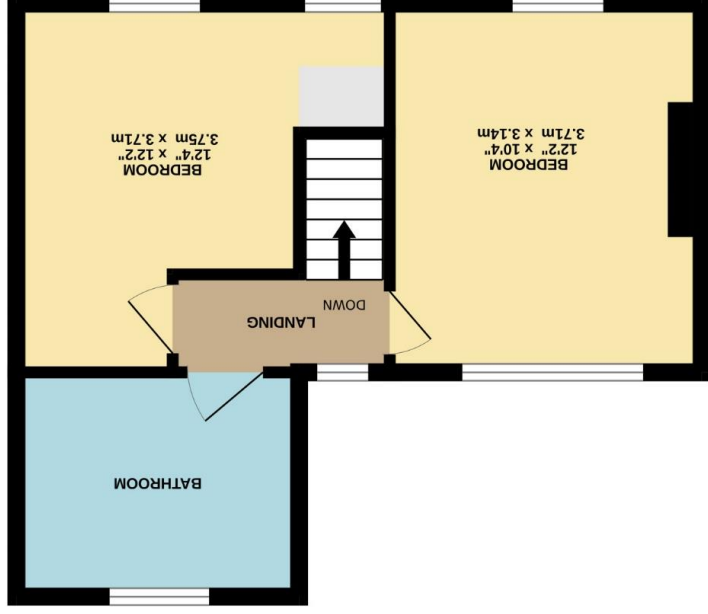
Nearest Schools

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

GROUND FLOOR (39.8 sq.m.) approx.



1ST FLOOR (31.6 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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