



Holmans Cottage & The Barn, Combe Batch, Wedmore BS28 4DU

£550,000

COOPER  
AND  
TANNER



# Holmans Cottage & The Barn, Combe Batch, Wedmore BS28 4DU

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 5  3  2 EPC D

£550,000 Freehold

## Description

A unique and welcoming four-bedroom cottage and one bedroom barn conversion, brimming with character and offering great investment or rental opportunity, just a few steps away from the heart of historic Wedmore, with off road parking, garaging, courtyards, workshop, outbuildings, and wonderful views from the extensive rear garden.

## The Cottage

Stepping into the cottage through the front entrance porch, the accommodation downstairs consists of a light and airy living room with oak laminate flooring and woodburner. The modern cream kitchen with granite work surfaces, stainless steel sink and drainer has space for a range cooker, integrated dishwasher and dining area. There is a useful WC/Utility room off the kitchen and a rear lobby offering further storage space with a door leading to the rear garden.

Upstairs, the character features of the property continue with painted floorboards and wooden feature doors with three double bedrooms and a single room or study, all with modern graphite radiators. The master bedroom has a Juliet balcony to the front and a private terrace to the back accessed through wooden double doors. The modern white bathroom has a bath with shower over and storage space.

## The Barn

Behind the cottage is the converted stone barn annexe with a front door leading directly into the living room with access to the galley kitchen and French doors to a dining room beyond. The vaulted ceiling, shuttered windows, feature corner cupboard and timber beams in the dining room make this a lovely place to relax, and French doors lead out into the terraced garden area, the workshop and side entrance hall. The ground floor has tiled flooring throughout and electric thermostatically controlled radiators in each room. Stairs from the living room lead up to the first floor where there is a shower room with exposed stone wall, step in shower, and built-in storage under the wash hand basin. The bedroom has a vaulted ceiling, exposed timber trusses, Velux windows and deep built-in wardrobes across its width.

## Outside

The house is accessed from steps from the front parking space through the cottage front garden. There is wide driveway access to the garage/carport and storage area with electric charging point. An enclosed garden with lawn and borders sits between both properties and to the rear of the barn there are sunny terraced seating and dining areas, a timber and stone outbuilding with power used for storage or stabling, and a gate to the rear fenced paddock with views over the village.









## Location

The beautiful, historic village of Wedmore has a wealth of local amenities, including a village shop, post office, gift shops, clothing shops, a butcher, fish monger and renowned pubs and cafés. There is a doctor's surgery, dentist and chemist. The village is set in a stunning rural location providing plenty of opportunities for outdoor pursuits, with Wedmore Golf Club on the outskirts of the village. There are transport links to the A38 with direct links to Bristol International Airport and the M5 J22.

The larger centres of Bristol and Bath are about 23 and 30 miles away respectively, with the cathedral city of Wells approximately nine miles away. The property falls within the popular catchment area for Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form in Cheddar, where there is also Kings Fitness and Leisure Centre. Private schools include Sidcot School, Millfield and Wells Cathedral School, which are all served by private buses.

## Directions

From the Cooper and Tanner office in Wedmore proceed along The Borough. At the end of the Borough, bear left toward Wells, into Combe Batch, and the property will be found on the right-hand side as marked by our 'For Sale' board.



### Local Information Wedmore

**Local Council:** Somerset Council

**Council Tax Band:** Cottage D Barn A

**Heating:** Gas fired central heating **Electricity:** Solar Panels (x5) 1.6kw/h

**Services:** All mains services

**Tenure:** Freehold



### Motorway Links

- M5
- M4



### Train Links

- Highbridge Train Station



### Nearest Schools

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





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TOTAL FLOOR AREA: 2461 sq. ft. (228.6 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 areas are approximate and no responsibility is taken for any 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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