



Maytree, Cocklake, Wedmore BS28 4HF

£800,000 Freehold

COOPER  
AND  
TANNER



# Maytree

## Cocklake BS28 4HF

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£800,000 Freehold

### Description

Stunning transformation from 1960s bungalow to fabulous sleek and spacious, open-plan four-bedroom home, achieving a beautiful contemporary living space with oak, glass, and porcelain, and **decorated** in a modern colour palette, situated in the sleepy hamlet of Cocklake.

Standing in the open-plan hub of this lovely home, between the kitchen, dining room and living areas, with views out to the landscaped gardens on all sides, there is little hint of the bungalow it once was. The property has been completely redesigned: it has a new roof; all new windows, doors, and flooring; underfloor heating throughout; installation of an air source heat pump; new domestic plumbing; new electrics; and new fixtures and fittings throughout. The doors downstairs are wider than standard, allowing for wheelchair access.

There is no compromise on space. The elegant, vaulted entrance hall, with windows to the roof apex, and stairs sweeping up to a galleried landing, is light and welcoming. The hall opens into the

versatile living space, currently with two relaxing seating areas and a dining space, arranged around the kitchen with its fabulous island. The kitchen is fitted with base and eye level units with high-end integrated appliances and an induction hob situated on the island. There is space for a washing machine and tumble dryer in the handy utility which is next to the kitchen and provides access to the garden. Two of the bedrooms are downstairs: one with ensuite, built-in wardrobes, and French doors to the garden; the other is currently used as an office and is next to the cloakroom. There are two further double bedrooms upstairs, each with ensuite facilities and one with built-in wardrobe and drawers. The vaulted, galleried landing looks across the hall and has views over Cocklake and the countryside beyond.

### Outside

Maytree is situated in Cocklake, a sought-after hamlet of Wedmore. It is on a spacious level plot, encircled by landscaped gardens on three sides and extensive tarmac driveway offering ample parking and access to the garage. There is planning permission for an extension to the side to create a further bedroom. In the garden there is also a stylish, larch-clad workshop/studio, raised vegetable garden, shed and greenhouse.









## Location

Cocklake is a small hamlet situated just one mile from the Georgian village of Wedmore and holds a real sense of community with many local events with the neighbouring hamlets of Crickham and Clewer. The historic village of Wedmore offers a good selection of shops including a chemist and a newsagent. The village of Wedmore has three public houses and numerous clubs including Wedmore Golf Club, Wedmore Opera, a thriving W.I., football, tennis, bowls, and cricket clubs. There is a doctors' surgery and a dental surgery in the village and there are also active children's groups such as scouts, cubs, brownies and guides. Local state schooling includes Wedmore First School, Hugh Sexey's Middle School and Kings of Wessex Academy providing comprehensive education and a sports centre (including swimming pool and fitness gym). Private education is also available at Millfield School, Street and at the Cathedral School at Wells.

## Directions

From the Wedmore office, proceed along the Cheddar Road. After a mile, take the turning on the right signposted towards Nyland, following the road into Cocklake. The property can be found some way along on the left-hand side. You are welcome to park on the driveway for the viewing.



### Local Information Cocklake

**Local Council:** Somerset Council

**Council Tax Band:** D

**Heating:** Air source heat pump

**Services:** Mains electricity and water, private drainage

**Tenure:** Freehold



### Motorway Links

- M5



### Train Links

- Yatton
- Weston-super-Mare
- Highbridge

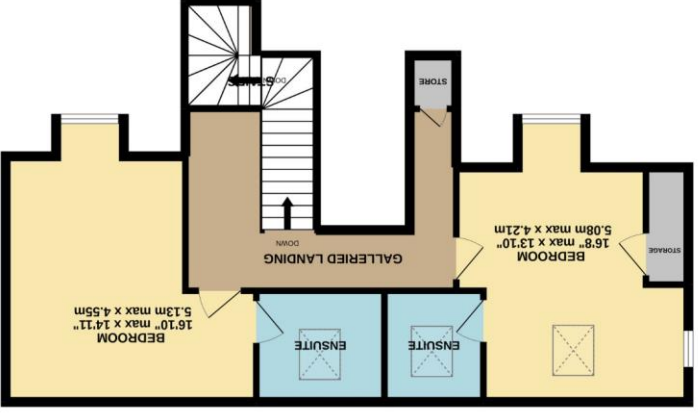


### Nearest Schools

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



1ST FLOOR (61.2 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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TOTAL FLOOR AREA: 1987 sq.ft. (184.6 sq.m.) approx.

WEDMORE OFFICE  
 telephone 01934 713296  
 Providence House, The Borough, Wedmore, Somerset BS28 4EG  
 wedmore@cooperandtanner.co.uk

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