



11 Elmsett Hall, Wedmore BS28 4AD

Fixed Price £260,000 Leasehold and share of
Freehold

COOPER
AND
TANNER



11 Elmsett Hall, Glanville Road Wedmore, BS28 4AD

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Offers in excess of £280,000 Share of Freehold

Description

This stunning top floor apartment with panoramic views over Wedmore and countryside beyond, is located within the popular Elmsett Hall. The penthouse is exceptionally well presented throughout and offers period charm and modern comfort with shared gardens and off-road parking in the heart of this thriving village.

The two-bedroom apartment is accessed via the impressive main front entrance and is reached via the lift or stairway. Inside, a modern kitchen, fitted with a range of wall and base units and integrated appliances, leads to a stunning glass-roofed walkway to the tower breakfast room. This is a wonderful place to dine and enjoy glorious views from this triple aspect room. The living room also enjoys wonderful views and benefits from a feature fireplace and ample space for seating, creating a comfortable retreat from the outside world. Across the hall is a double bedroom with built in wardrobes and an adjacent shower room. The principal bedroom is a delightful room with views to the Mendip Hills and benefits from an en-suite

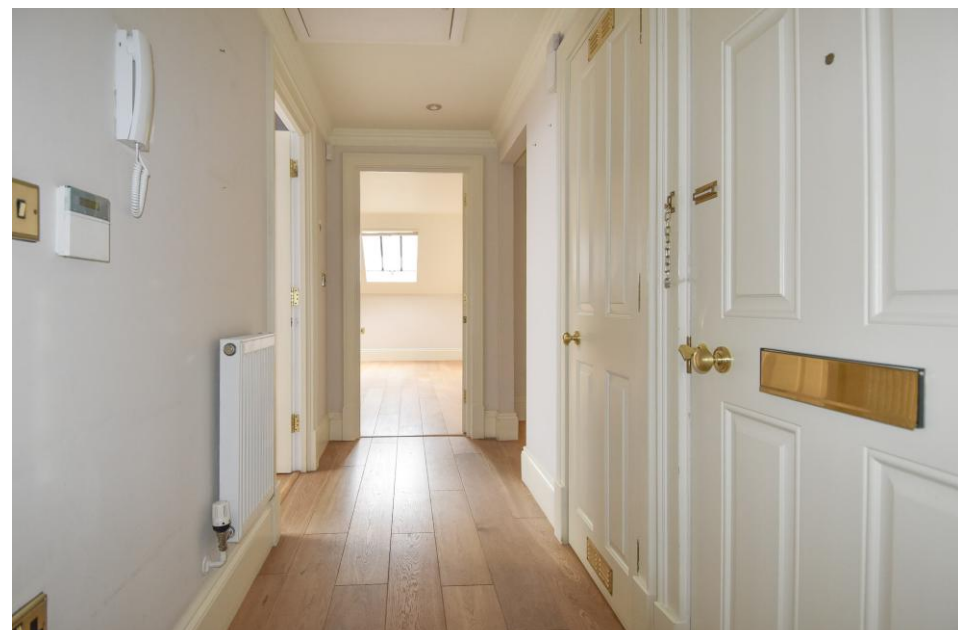
bathroom and a small dressing room. The wide internal hall also houses a linen/airing cupboard and further storage cupboards. There is wooden flooring throughout.

The apartment would suit a range of requirements, from anyone looking to downsize to someone looking for an investment. Due to its secure location this apartment would also be ideal as a 'lock up and leave' or second home.

Outside

Dating from the 1800's and formerly a 'gentleman's residence' for Dr Glanville, Elmsett Hall sits in an elevated and quiet position in the village. Owners of number 11 have two allocated parking spaces at the front of the building plus access to visitors' parking. To the rear there is a pretty, communal garden area with courtyard, seating areas and lawn offering a tranquil place to sit and enjoy plenty of sunshine throughout the day. There is also use of a communal stone bike storage shed if required.









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, 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 Wedmore office proceed along Church Street into Pilcorn Street. Take the next left onto Glanville Road and Elmsett Hall can be found shortly after on the right-hand side.

Lease

The lease started in April 2004 and runs for 999 years.

Management and Service Charge

This is a combined cost of approximately £170.47 per month. Please note no pets are allowed.



Local Information Wedmore

Local Council: Somerset Council

Council Tax Band: D

Heating: Gas-fired central heating

Services: All Mains Services

Tenure: Leasehold and Share of Freehold



Motorway Links

- M5



Train Links

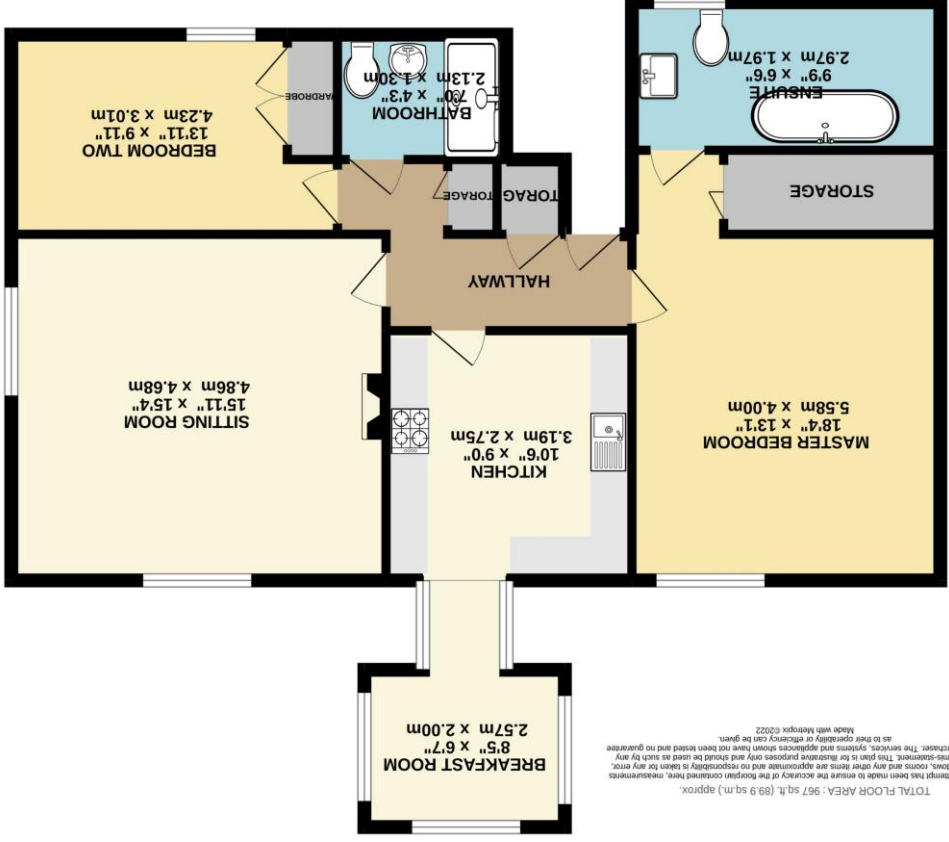
- Highbridge Train Station



Nearest Schools

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

GROUND FLOOR
967 sq.ft. (89.9 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other area 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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WEDMORE OFFICE
telephone 01934 713296
Providence House, The Borough, Wedmore, Somerset BS28 4EG
wedmore@cooperandtanner.co.uk

COOPER
AND
TANNER