



 3  2  1 EPC D

£500,000 Freehold

Cooks Cottage, Pilcorn Street  
Wedmore  
BS28 4AW

**COOPER  
AND  
TANNER**





# Cooks Cottage, Pilcorn Street Wedmore BS28 4AW

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## £500,000 Freehold

### Description

A beautiful stone-built character cottage with three bedrooms, garage and garden in this sought-after Somerset village. Income potential as rental or holiday let, and is available with vacant possession.

The cottage is recently decorated in a neutral palette throughout. The spacious living room enjoys a sunny southerly aspect and the feature fireplace is a lovely focal point for the room. To the rear of the property is the dining room which leads into a small lobby area which could be used for storage or as a study. The kitchen has pine base and wall cupboards and is the heart of the home with a gas-fired Rayburn range which also powers the central heating. There is space for an electric cooker if required, a dishwasher and washing machine. A stable door leads onto the driveway to the side of the cottage. In the hall there is under stairs storage and the staircase has wooden banisters and rails.

On the first floor there are three double bedrooms, each with its own character and glorious roof beams showing the real history of the building. The bedrooms share a sizeable family bathroom, comprising a white suite including a panelled bath with an electric shower over it.

### Outside

This semi-detached property has a small pretty front garden bordered by stone walls with steps leading to the front door. To the side and through a stone arch is a parking space for one car in front of the single garage with an up and over door, power and light and a boarded storage area above. A raised rear garden to the side of the property offers a lovely space for relaxing or dining with a lawned area, shrubs and storage space behind the garage.

### Location

The historic village of Wedmore has a wealth of local amenities, including a village shop, butchers, fish mongers and three pubs. Transport links to the A38 with direct links to Bristol International Airport (c 14 miles) and the M5 junction 22 (c 7 miles). The larger centres of Bristol and Bath are c 23 and 30 miles respectively. The property also falls within the popular Hugh Sexseys/Kings of Wessex Academy catchment area. Just 8 miles west, is the Cathedral city of Wells is renowned for its wonderful architecture and excellent schools both state and private.

#### Local Information Wedmore

**Local Council:** Somerset Council

**Council Tax Band:** D

**Heating:** Gas fired Central Heating

**Services:** All mains services.

**Tenure:** Freehold



#### Motorway Links

- M5



#### Train Links

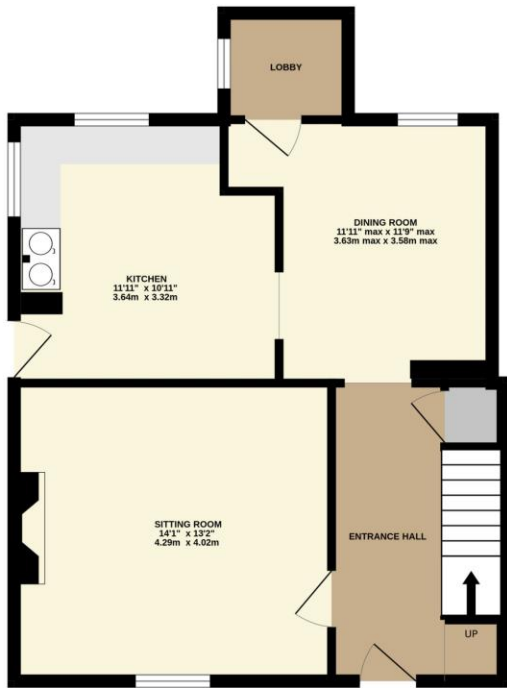
- Highbridge & Burnham Train Station



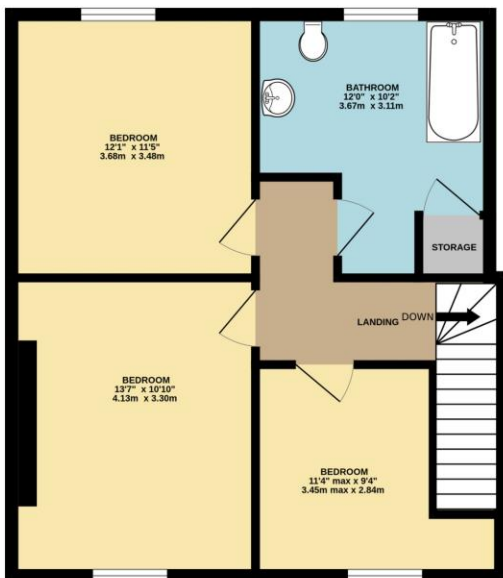
#### Nearest Schools

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

GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR  
528 sq.ft. (49.0 sq.m.) approx.



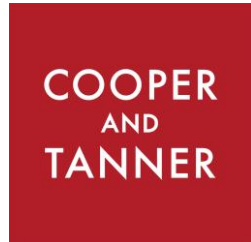
TOTAL FLOOR AREA : 1077 sq.ft. (100.1 sq.m.) approx.

WEDMORE OFFICE

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