



Westerly, Little Ireland, Wedmore BS28 4BJ

£550,000 Freehold

COOPER
AND
TANNER



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Description

With vacant possession, situated in a sought-after hamlet on the outskirts of Wedmore, this spacious bungalow with three double bedrooms, open-plan sitting room and dining room, kitchen looking out over the beautiful gardens, driveway, and single garage, is in a delightfully tranquil setting with lovely countryside views.

Set back on its plot, surrounded by its stunning gardens, this bungalow has been a well-maintained and loved home. The wide, open entrance hall sets expectations for the other rooms which do not disappoint. The light and spacious open-plan living area spans the property front to back and is divided into a sitting area with a feature fireplace and a dining room with French doors to the rear garden. The kitchen is fitted with a range of wall and base units in a neutral palette, with an eye-level double oven, an induction hob, and integrated appliances, and there is a door to the beautiful rear garden.

The principal bedroom also overlooks the back garden. It has built-in wardrobes and a modern ensuite shower room with wash-hand basin and WC. The other two double bedrooms face out over the front of the property and both benefit from delightful countryside views. They both share a contemporary family bathroom which has a shower over the bath, a vanity unit with wash-hand basin and WC.

Outside

The beautifully landscaped gardens encircle the bungalow on three sides and are laid mainly to lawn with mature colourful planting in the sweeping borders. A paved terrace runs the width of the house with paved pathways across the lawn to the vegetable patch and to the single garage and driveway where there is parking for a couple of cars.









Location

Little Ireland is a rural hamlet situated just on the outskirts of the Saxon village of Wedmore. This thriving village has an array of interesting shops including a gallery, village store, butchers and fish-mongers and several cafe's and three pubs. There is also a doctors, dentist and pharmacy. The Cathedral City of Wells is just 7 miles away, and the M5 motorway J22 just 10 minutes by car. Bristol International Airport is easily accessed just 15 miles away and train links to London and Bristol via Highbridge station or Castle Cary station. Little Ireland Cottages is well situated in the Wessex Learning Trust catchment area for Wedmore First School, Hugh Sexey's Middle School and the Kings of Wessex Senior School. There are also reputable independent schools, including Millfield, Wells Cathedral and Taunton School.

Directions

From the Cooper and Tanner office in Wedmore proceed along Church Street and continue out of Wedmore and past the First School. Take the next left into Kelsons Lane and at the T junction turn right toward Heath House and the property will be found shortly after on the left-hand side.



Local Information Wedmore

Local Council: Somerset Council

Council Tax Band: F

Heating: Oil Fired central heating

Services: Mains water, electricity, private drainage

Tenure: Freehold



Motorway Links

- M5



Train Links

- Highbridge and Burnham Station

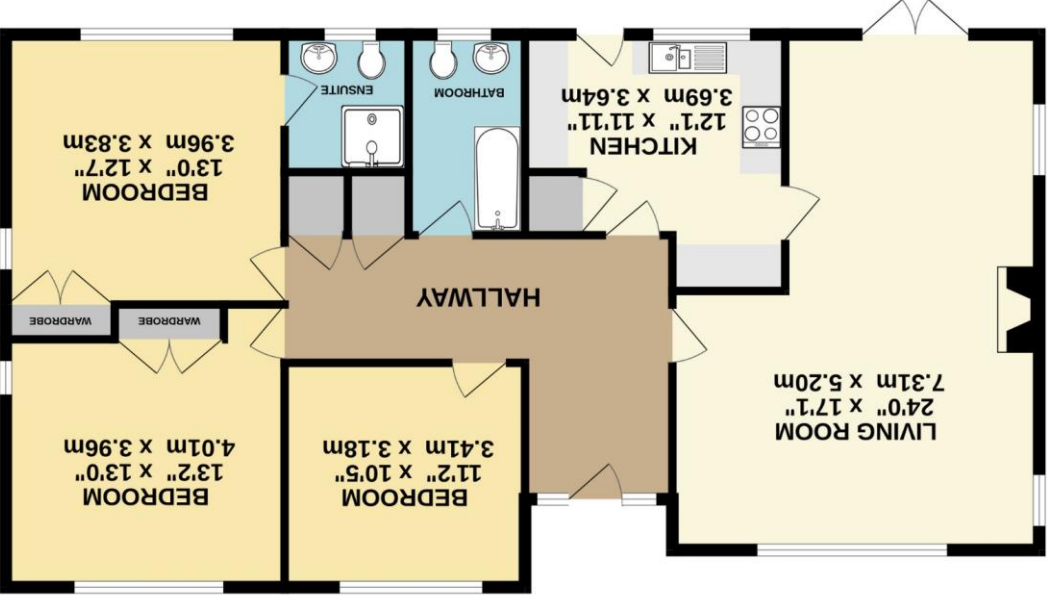


Nearest Schools

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

BUNGALOW AND GARAGE

1360 sq.ft. (126.4 sq.m.) approx.



TOTAL FLOOR AREA : 1360 sq.ft. (126.4 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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