



Chapel House, Coombe Batch, Wedmore BS28 4DU

£550,000 Freehold

COOPER
AND
TANNER



Chapel House

Wedmore BS28 4DU

 3  2  2 EPC C

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Description

With no onward chain, this elegant and statuesque stone-built three/four-bedroom home, with attractive arched windows and chapel entrance door, set over three floors with vaulted sitting room overlooking a private courtyard garden, is situated in the heart of the sought-after village of Wedmore.

This unique modern home combines the character and charm of a period property with contemporary comforts. The living space is on the middle floor with bedrooms above and below, and toilet facilities on all three floors. The light and spacious sitting room has a high vaulted and beamed ceiling, and there are lovely arched windows facing out over the private courtyard at the rear. The open plan kitchen and dining room are at the front of the property and have the same attractive windows. The kitchen is fitted with a range of modern base and wall units with integrated electric oven, hob, fridge, freezer and dishwasher, and there is space and plumbing for other

appliances in the utility on the ground floor. The primary bedroom suite is also on the ground floor and benefits from a substantial wet room with WC and wash-hand basin, and a walk-in wardrobe. There is another room on the ground floor which has been used as a study but could potentially be a snug or a fourth bedroom. The other two bedrooms are on the top floor and share a family bathroom.

Outside

A smart block paved driveway at the front of the property provides valuable parking in this central village location. A gated side passage leads up to the rear of Chapel House where there is a beautifully designed split-level courtyard garden offering secluded sunny seating areas on two levels for entertaining and relaxing. There is plenty of space for pots, troughs, and planters.









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 store, pharmacy, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries and two 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.



Local Information Wedmore

Local Council: Somerset

Council Tax Band: F

Heating: Gas central heating

Services: All mains services

Tenure: Freehold



Motorway Links

- M5 J22



Train Links

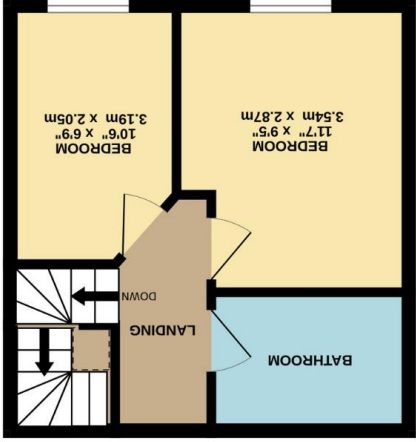
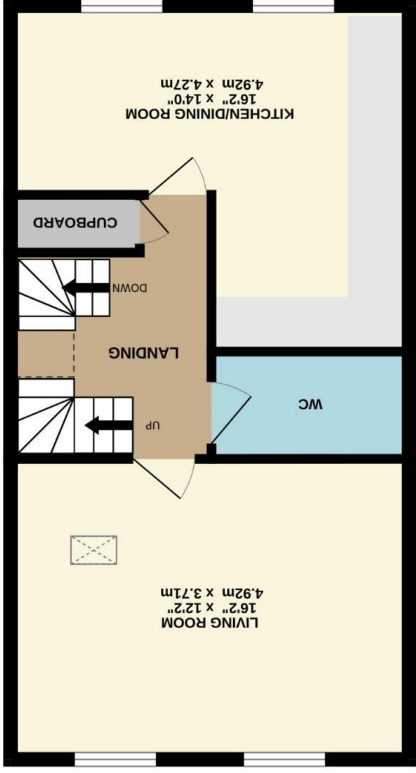
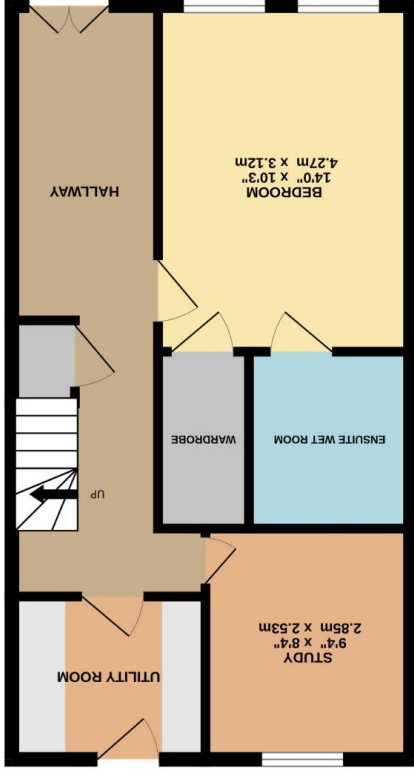
- Highbridge



Nearest Schools

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





TOTAL FLOOR AREA : 1263 sq.ft. (117.3 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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2ND FLOOR (25.8 sq.m.) approx.

1ST FLOOR (45.8 sq.m.) approx.

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