



Combe Cottage, Combe Batch, Wedmore BS28 4DX

£610,000 Freehold

COOPER  
AND  
TANNER







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 3  2  2 EPC C

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## Description

A little treasure of a 'chocolate box' cottage, hidden away from bustling village life, packed with the charm and character of a bygone era, with three bedrooms, study, sitting room, dining room and kitchen, enjoying a fabulous private garden and benefitting from enviable driveway parking.

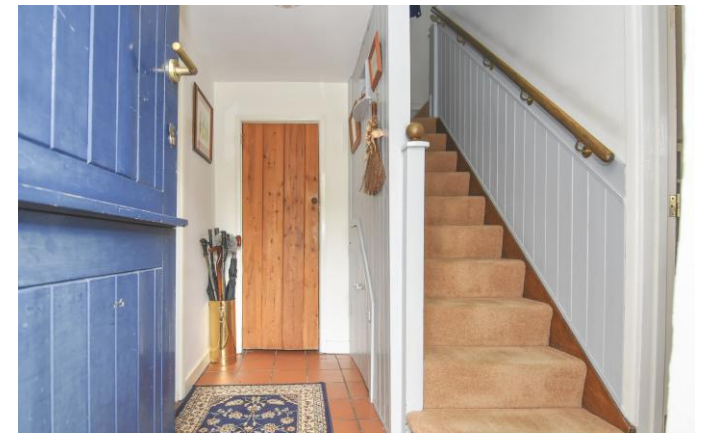
The original cottage, built in the 1800s, was refurbished and extended in the 1990s to accommodate a study, principal bedroom and ensuite, over a spacious sitting room with French doors to the beautiful garden. This reception room also has a feature fireplace with a gas coal-effect fire as a cosy focal point for cooler days when the French doors stay firmly shut. A second reception room is currently used as a dining room with ample space for a table and other furniture and has built-in understairs storage.

The kitchen is fitted with a range of country cottage-style base and wall units with contrasting work surfaces, a Belfast sink, double electric oven, gas hob and space for a

dishwasher and fridge. There is an adjoining utility room with space and plumbing for further appliances and storage. The exterior door into the utility makes it a handy space for bringing in the shopping or somewhere to kick off boots and coats when returning from a muddy dog walk. The central entrance hall also has a useful coat cupboard which goes back under the stairs.

The three bedrooms and the study are upstairs. The principal suite has built-in wardrobes, an ensuite shower room, and enjoys lovely views over the garden and village beyond. The study is adjacent to the main bedroom and could be used as a dressing room. Two further double bedrooms share a family bathroom.

Outside, the stunning, private and tranquil cottage garden is landscaped creating colourful borders and flowerbeds interspersed around the lawn with paved pathways and terracing. A productive kitchen garden is served by a greenhouse and garden shed. A driveway off a private lane provides parking for one vehicle.















## 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, chemist, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries, and 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.

For schooling, Wedmore is a popular choice for families relocating for private or state education. Millfield, Sidcot and Wells Cathedral Schools are all served by private buses from the village. Wedmore lies within the catchment for the Wessex Learning Trust, the three-tier State system which includes Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form

There is a community run bus service to the larger nearby towns. Wedmore is approximately a 30-minute drive to Bristol International Airport, and the Cathedral Cities of Wells, Bristol and Bath of commutable distance.



**Local Information:** Wedmore

**Local Council:** Somerset

**Council Tax Band:** C

**Heating:** Gas

**Services:** Mains services

**Tenure:** Freehold



### Motorway Links

- M5



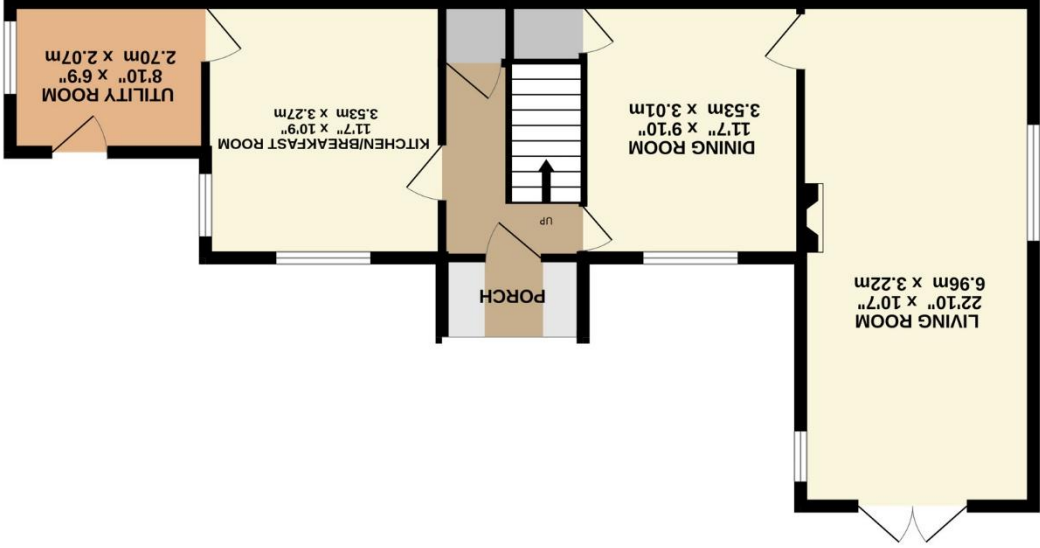
### Train Links

- Highbridge and Burnham
- Weston-super-Mare
- Bridgwater

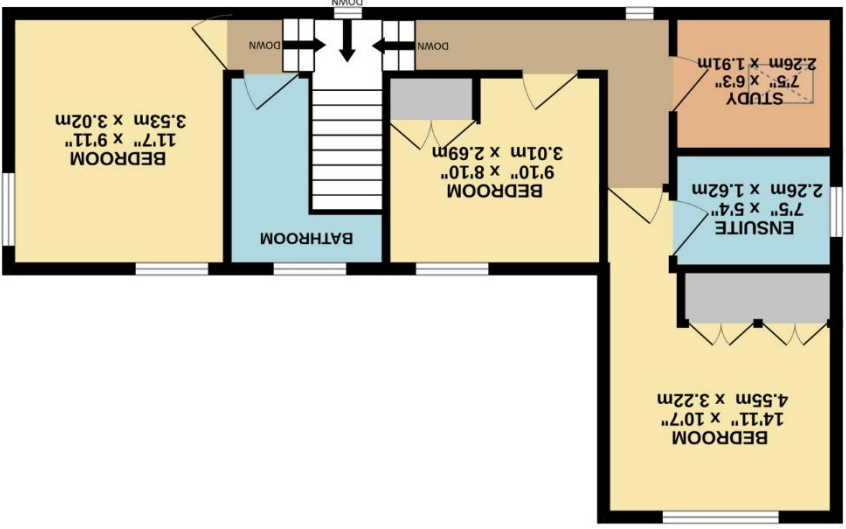


### Nearest Schools

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



GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR  
554 sq.ft. (51.5 sq.m.) approx.

TOTAL FLOOR AREA : 1188 sq.ft. (110.4 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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WEDMORE OFFICE  
telephone 01934 713296  
Providence House, The Borough, Wedmore, Somerset BS28 4EG  
[wedmore@cooperandtanner.co.uk](mailto:wedmore@cooperandtanner.co.uk)

COOPER  
AND  
TANNER



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