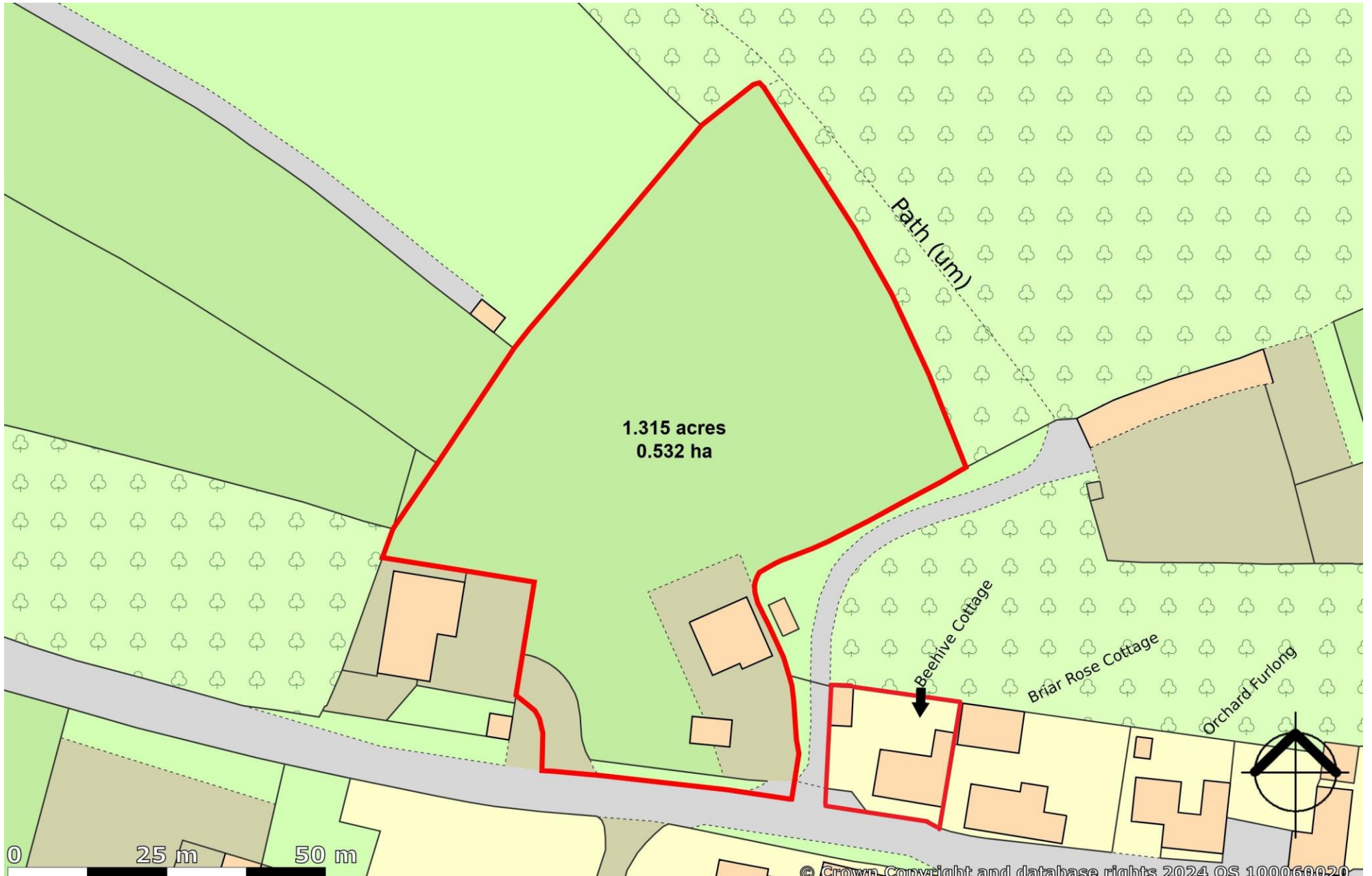




Beehive Cottage, plot and land, Latcham, Wedmore BS28 4SA £900,000 Freehold

COOPER  
AND  
TANNER



# Beehive Cottage, plot and land Latcham, Wedmore BS28 4SA

---

 3  3  1  1.3 acres EPC E

£900,000 Freehold

## Description

A unique opportunity to purchase a three-bedroom cottage situated on the outskirts of Wedmore with an adjoining 1.3 acre building plot with breath-taking panoramic views across open countryside to the Mendip Hills, which incorporates a partially constructed two-bedroom bungalow and detached garage.

## Planning

Planning consent was granted on the 28th October 2021 planning reference number 50/21/00059 for full planning permission for conversion of an existing building into a two-bedroom bungalow and the erection of a detached garage with the formation of a driveway and soft landscaping. Particular notice should be taken of the following condition as stated on the planning permission: -

The dwelling hereby permitted shall be planned, built and first occupied in accordance with the definition of self-build and custom housebuilding as defined in the Self-build and Custom

Housebuilding Act 2015 (as amended) and as the sole or main residence of a person on the Councils Self Build Register with an appropriate local connection to the parish of Wedmore.

## Services

The new property is connected to mains electricity and water, and has its own private drainage in the form of a treatment plant which was installed in 2023.

The land, which wraps around the property, is bordered by hedgerows and features several apple trees.

## Viewing arrangements

The site can be viewed from the Wells Road, but for access please make an appointment through the selling agent for health and safety reasons.









## Description

A unique opportunity to purchase a three-bedroom cottage situated on the outskirts of Wedmore with an adjoining 1.3 acre building plot with breath-taking panoramic views across open countryside to the Mendip Hills, which incorporates a partially constructed two-bedroom bungalow and detached garage.

## Beehive Cottage

With well-proportioned light and bright rooms, Beehive Cottage has been a much loved and well-maintained home. Decorated throughout in a neutral palette, the thoughtfully extended ground floor includes a spacious kitchen / breakfast room and three reception rooms, including a sunroom with French doors leading to the rear garden and views across the open countryside beyond. The kitchen, a bright room with rural views, is fitted with a range of base and wall units and has space for a dining table. Further to this there is also a separate utility room with fitted units, space for white goods and access to the rear garden, a downstairs shower room and an office.

Upstairs there are three double bedrooms, two of which benefit from views across the orchard and open countryside beyond. The family bathroom is fitted with a modern white suite with a bath and separate shower.

## Outside

Beehive Cottage is approached via a driveway with space for parking, a detached garage and a footpath leading to the front door of the property. The level rear garden, enclosed by a stone wall and wooden fence, is mainly laid to lawn and features a paved terrace and stunning views over the orchard and open countryside beyond.

The adjoining plot is accessed from the road via its own gateway, the driveway provides parking for several cars and includes a detached garage. The partially erected two-bedroom bungalow is set in a 1.2 acre plot with outstanding countryside views.



Local Information Latcham, Wedmore

**Local Council:** Somerset

**Council Tax Band:** F

**Heating:** Oil central heating

**Services:** Main electric & water, private drainage

**Tenure:** Freehold



### Motorway Links

- M5 J22



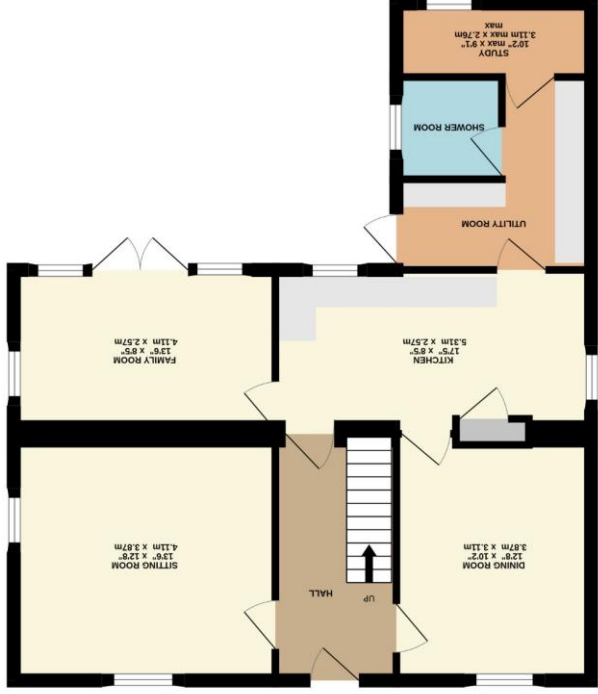
### Train Links

- Highbridge & Burnham
- Weston super Mare

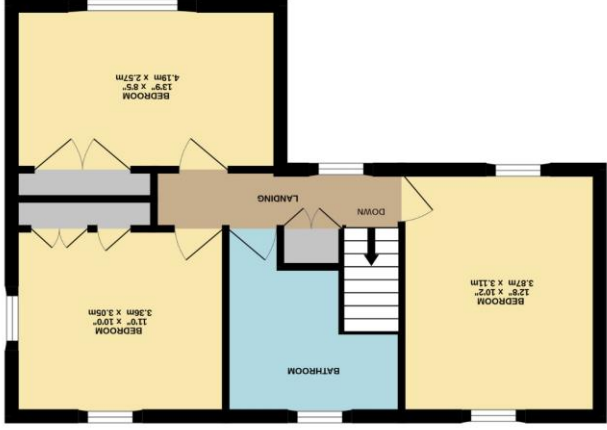


### Nearest Schools

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



GROUND FLOOR  
765 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR  
501 sq.ft. (46.5 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 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.  
Made with Metropix ©2024

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

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

