



Rosemary Cottage, Church Street, Wedmore BS28 4AB

£575,000 Freehold

COOPER
AND
TANNER



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 3  2  2 Grade II Listed

£575,000 Freehold

Description

To find a charming, detached, period cottage, with garaging and courtyard garden, such as Rosemary Cottage, in the heart of the beautiful village of Wedmore, is like finding treasure.

Probably dating back to the seventeenth century (according to Historic England) and Grade II listed, this delightful three-bedroom cottage is in the centre of the community, in close proximity to shops and amenities, yet offering parking, privacy and a haven away from bustling village life. Period features include an inglenook fireplace and wooden shutters. The light open sitting room stretches over 30ft and has a lovely bay window and two further windows which retain their shutters, and a feature fireplace with gas log-effect stove. The kitchen is fitted with a comprehensive range of wall and base units, with a Rangemaster cooker with gas hob, and space for appliances. A stable door opens out to the delightful private courtyard garden. The entrance hall is in the middle of the house and has

a charming inglenook fireplace and there is space here for a dining table and other furniture. The three double bedrooms are upstairs and share a family bathroom and a separate shower room. The house is mainly single glazed and is warmed by gas central heating.

Outside

Festooned in roses and adorned with hollyhocks, the front of the cottage is 'chocolate box' beautiful especially when it is drenched in morning sunshine. The driveway leads to a large single garage with storage above and a carport to the side. The walled courtyard garden extends from a paved patio area by the kitchen, offering space for a table and seating, to a larger paved entertaining area which is partially covered and where there is a stone garden shed and plenty of space for pots and tubs. There is a wooden door in the wall which leads on to the driveway with access to the garage.









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 stores, 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.

Directions

From the Cooper and Tanner Wedmore office, cross the road into Church Street and the property will be found a short distance up on the left-hand side of the road



Local Information Wedmore

Local Council: Sedgemoor

Council Tax Band: F

Heating: Gas central heating

Services: All mains' services

Tenure: Freehold



Motorway Links

- M5 J22
- M5 J21



Train Links

- Weston-super-Mare
- Highbridge



Nearest Schools

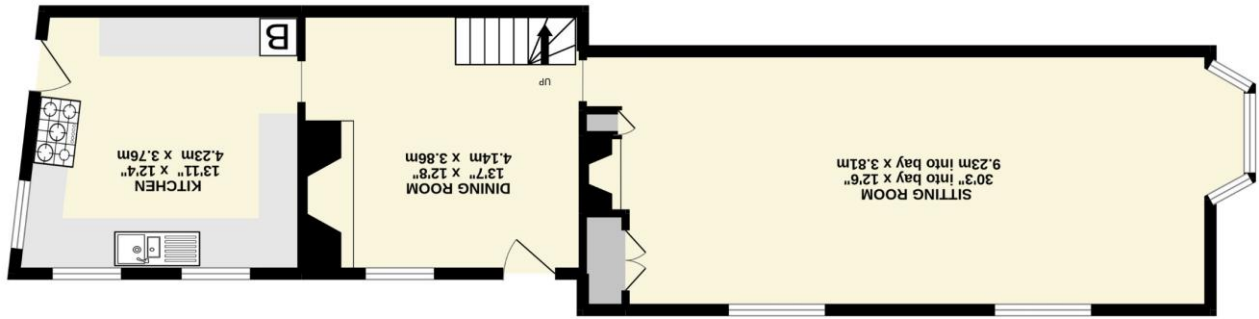
- Wedmore First School
- Hugh Sexey Middle School
- Kings of Wessex Academy



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1ST FLOOR (64.8 sq.m.) approx.



GROUND FLOOR (65.4 sq.m.) approx.

TOTAL FLOOR AREA: 1402 sq.ft. (130.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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