



Sparrows Landing, Sparrow Hill Way, Weare BS26 2LA

£560,000 Freehold

COOPER
AND
TANNER



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Description

Attractive and thoughtfully designed four-bedroom family home with south-facing back garden in a tranquil village location not far from Weare First School, and awaiting its next make-over.

Sparrows Landing has a satisfying circular flow round through the ground floor living space linking the three reception rooms, the kitchen and the entrance hall. The well-proportioned living room, with its wall of fitted cupboards, offers plenty of space for comfortable seating and other furniture. The second sitting room is a cosier space with a feature fireplace housing log burning stove, and double doors opening into the dining room. This lovely light dining room has sliding glass doors to the rear garden, extending this sociable entertaining area out into the garden. The kitchen is fitted with a modern range wall and base units, with a range style cooker with electric hob. There is further storage and space for appliances in the

adjoining utility room, and there is a cloakroom off the entrance hall.

The four double bedrooms are upstairs. The larger two benefit from ensuite shower facilities, built-in wardrobes, and a walk-in wardrobe. The other two share a family bathroom with a shower over the bath.

The house is situated back on its plot with driveway parking for a couple of vehicles. On a sunny day the south-facing back of the house and rear garden are bathed in sunshine. Paved terracing runs across the width of the house providing ample space for seating. The garden is mainly laid to lawn with mature borders running up to a large wooden decking area which would be a fabulous place for relaxing and entertaining but, at present, is in need of repair. Here there is also a summer house.









Location

The villages of Weare and Lower Weare lie beyond the south side of the Mendip Hills. The general area provides many opportunities, including walking and riding on the Mendips, sailing on Axbridge reservoir, local golf course in Wedmore and sports centre in Cheddar. Weare First School is in the village, about a 10 minute walk away, and is part of The Wessex Learning Trust, which includes Hugh Sexey Middle School in Blackford and Kings of Wessex Academy and Sixth Form in Cheddar. School buses for the middle and senior schools pick up and drop off just along the road. There is also a church, a pub and a local petrol station with a convenience store within Weare and Lower Weare.

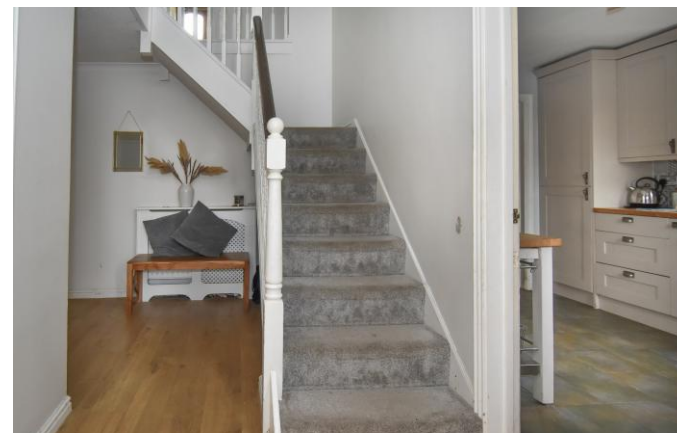
Wedmore, Cheddar, Winscombe and Axbridge are all within convenient driving distance, where there are more shopping, social and recreational facilities. The cities of Bristol, Bath and Wells are all within daily driving distance, Bath and Bristol providing excellent cultural

activities. Bristol Airport is approximately 12 miles away along the A38. Mainline train stations can be found in Yatton and Weston-super-Mare.

Directions

Heading south from Bristol on the A38, when entering Lower Weare, take the left-hand turning into Notting Hill Way. Follow the road along and take the left turning opposite Weare First School, into Sparrow Hill Way. The property is a little way along on the right-hand side.

From the Cooper and Tanner Wedmore office, proceed along Church Street, taking the turning for Lascot Hill on the right. Following the road through Stoughton and Ashton onto Notting Hill Way. Continue towards the village of Lower Weare, and take the turning on the right into Sparrow Hill Way, opposite Weare First School. Sparrows Landing is on the right-hand side.



Local Information Weare

Local Council: Somerset

Council Tax Band: F

Heating: Oil

Services: Mains electric, water and drainage

Tenure: Freehold



Motorway Links

- M5



Train Links

- Highbridge
- Weston-super-Mare



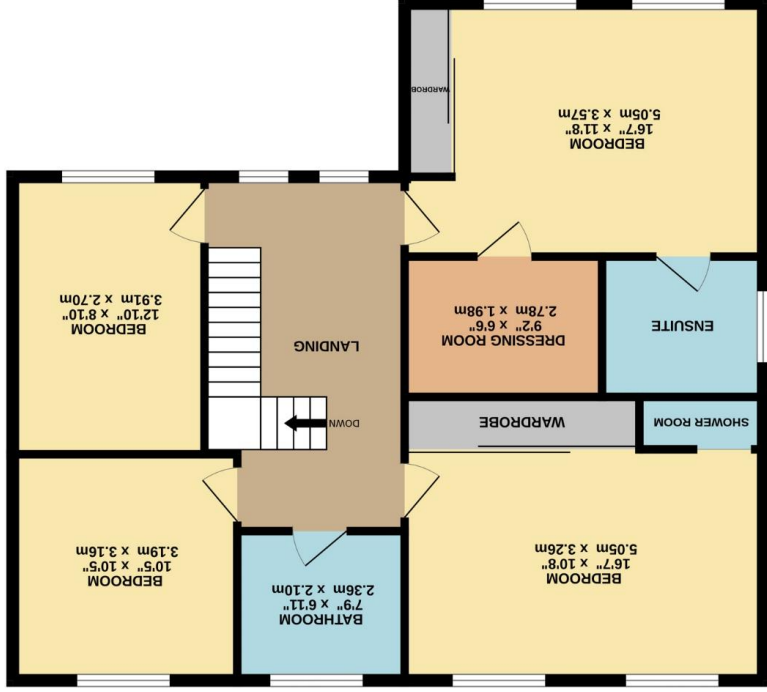
Nearest Schools

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

GROUND FLOOR
936 sq.ft. (87.0 sq.m.) approx.



1ST FLOOR
941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA : 1877 sq.ft. (174.4 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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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.

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