



Mendip View, Quab Lane, Wedmore BS28 4AS

£650,000 Freehold

COOPER  
AND  
TANNER







# Mendip View, Quab Lane Wedmore BS28 4AS

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## £650,000 Freehold

### Description

Located on a quiet country lane on the edge of Wedmore village, Mendip View is a chocolate-box, stone-built cottage bursting with character and providing income potential.

The current owner has undertaken extensive refurbishment and extended the living accommodation to provide an attached one-bedroom annex. The cottage has a charming oak framed and tiled open porch to the front door, opening into the reception room currently providing an open plan kitchen and dining room. The dining area features a stone fireplace and chimney breast with wood burner and hearth. A stone breakfast bar separates the dining area from the kitchen which is fully equipped with pine cabinets and white work tops. A comfortable living room with dual aspect windows and ceiling beams also has an inglenook fireplace and woodburning stove. Beyond the kitchen there is a family bathroom and a storage/utility. A wooden staircase leads to the first floor where there are two charming double bedrooms, one of which benefits from an en-suite shower room.

Attached to the main house is the annex accommodation with a separate entrance and parking space. The living

area has been thoughtfully converted from a workshop and garage to a delightful one-bedroom apartment with kitchen, shower room, double bedroom with views onto the garden, and a living room a dual fuel stove. French doors open onto a lovely patio area with steps leading up to the garden beyond.

### Outside

The cottage offers a gravelled parking area to the front with space for several cars and there is an additional off road parking space in front of the annex.

The gardens to the rear of the house offer a perfect place to enjoy this wonderful location and have been professionally landscaped to provide terraced seating areas, lawns, raised flower beds, shrubs and a range of mature fruit trees, including cherry, apple, pear and plum, all prolific producers.

The large summerhouse is also a wonderful space for entertaining or could be converted into a home office. Countryside walks from the doorstep offer relaxed rural living yet within a short distance of bustling village life nearby.















## Location

The beautiful, historic village of Wedmore has a wealth of local amenities, including a village shop, post office, gift shops, clothing shops, a butcher, fish monger and renowned pubs and cafés. There is a doctor's surgery, dentist, and chemist. The village is set in a stunning rural location providing plenty of opportunities for outdoor pursuits, with Wedmore Golf Club on the outskirts of the village. There are transport links to the A38 with direct links to Bristol International Airport and the M5 junction 22.

The larger centres of Bristol and Bath are about 23 and 30 miles away respectively, with the Cathedral city of Wells approximately nine miles away. The property falls within the popular catchment area for Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form in Cheddar, where there is also Kings Fitness and Leisure Centre. Private schools include Millfield, Sidcot School, and Wells Cathedral School, which are all served by private buses.

## Directions

From our office in Wedmore proceed up Church Street towards Blackford and turn right into Quab Lane just after the first traffic calming measure. You will find Mendip View at the end of the lane on the left hand side just before the road bends to the left.



### Local Information Wedmore

**Local Council:** Somerset County Council

**Council Tax Band:** D

**Heating:** Gas fired central heating

**Services:** Mains services

**Tenure:** Freehold



#### Motorway Links

- M5 J22



#### Train Links

- Highbridge
- Weston-super-Mare



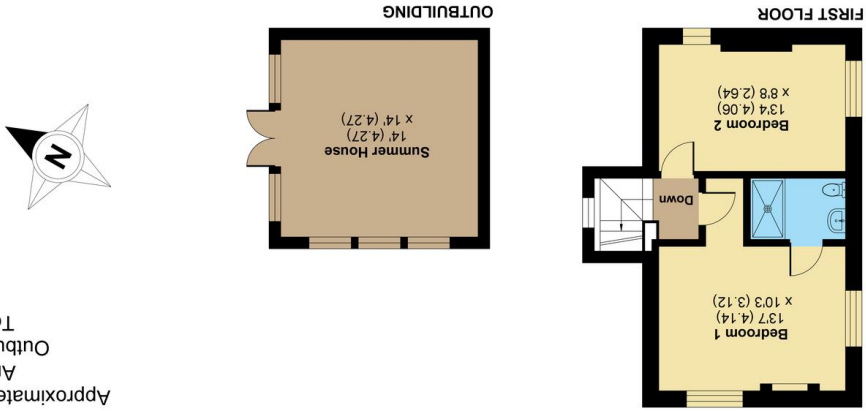
#### Nearest Schools

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



# Quab Lane, Wedmore, BS28

Approximate Area = 915 sq ft / 85 sq m  
 Annexe = 349 sq ft / 32 sq m  
 Outbuilding = 169 sq ft / 16 sq m  
 Total = 1433 sq ft / 133 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2021. Produced for Cooper and Tanner. REF: 705200

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