



Norvale, Combe Batch, Wedmore BS28 4DX

£775,000 Freehold

COOPER
AND
TANNER



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Description

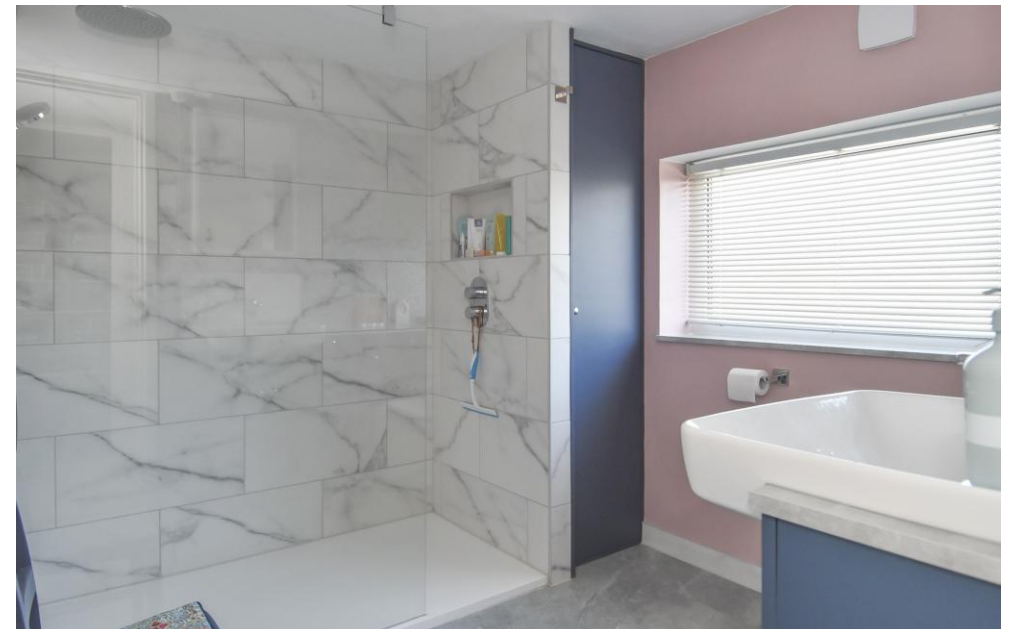
A delightful four-bedroom home, filled with light and colour, with lovely gardens, driveway and garage. On an elevated plot this beautiful property is within walking distance of the village centre and has spectacular views of Wedmore and beyond.

With a sympathetic balance of character and modernisation throughout, this lovely home is warm, welcoming and practical. Its spacious living area benefits from a comfortable sunken living room fitted with a wood burning stove and bookshelves giving it a tranquil and cosy feel especially in the winter. Its kitchen and dining room with glass sliding doors and lantern roof light let the sunlight flood in. Both rooms open out to the glorious south facing sun terrace extending the sociable entertaining and relaxing space into the garden. The kitchen is fitted with a range of base and wall units with space for a breakfast table. A versatile ground floor room, currently a home office, could be used as a double bedroom. From the sitting room, leading up a short flight of stairs, is a utility room, a shower room and a separate toilet, servicing the bedrooms above.

Of the two larger bedrooms, both enjoying picture windows overlooking the pretty, landscaped gardens, one benefits from an ensuite shower room. A second short flight of stairs rise up to two more bedrooms both offering built in storage and that unforgettable village view.

Outside, leading out from the double sliding doors in the dining area, is the inviting, south-facing sun terrace, and mature, well-stocked formal and kitchen gardens which have been beautifully landscaped. Stone steps lead up from the sun terrace onto the elevated lawn where there are multiple seating areas, creating a perfect sun trap to sit and enjoy those spectacular views. Beyond this, screened by natural willow fencing and well-established shrubs, is a productive kitchen garden, including a potting shed and greenhouse, perfect for those with green fingers. There is also a wooden gate with access to the lane. The front of the property is enclosed by a small stone wall, creating a large driveway with off-road parking for four vehicles along with access to the single 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 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

Council Tax Band: E

Heating: Mains gas

Services: All mains' services

Tenure: Freehold



Motorway Links

- M5 J22



Train Links

- Highbridge and Burnham
- Weston-Super-Mare
- Bridgwater



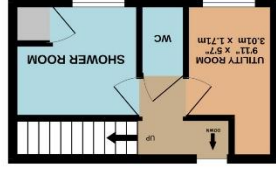
Nearest Schools

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

GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.



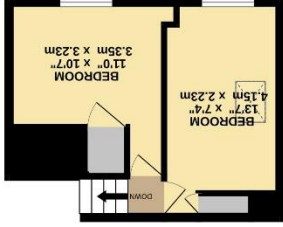
1ST FLOOR
164 sq.ft. (15.2 sq.m.) approx.



2ND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



3RD FLOOR
206 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA: 1575 sq.ft. (146.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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