



Mendip Cottage, Glanville Road, Wedmore BS28 4AD

£805,000 Freehold

COOPER
AND
TANNER



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Description

With all the charm and character of a Victorian stone-built cottage blended sympathetically with modern style and comforts this four-bedroom central village home with its stunning garden, outbuildings, and parking, is hidden treasure.

The pretty cottage exterior gives little away as to the full extent of the sizeable interior. It retains many attractive features, including wooden window shutters, original flagstone flooring and floorboards. The two reception rooms at the front of the house are well-proportioned and each has a feature fireplace, one of which houses a log burning stove. Beautiful flagstones run from the larger of the two rooms through the hall. The fabulous kitchen extension provides a light and spacious hub with a contemporary ivory/wood/slate-style finish. Fitted wall and base units include an integrated dishwasher and Belfast sink, and there is space for a Rangemaster cooker and a fridge/freezer. Extra storage space can be found in the original walk-in pantry, fully fitted out with shelving, and in the utility room where there is also a sink, space for a washing machine, and door to a handy cloakroom. The living space continues, across the drive, with a beautiful garden room, festooned in wisteria, with French doors opening out to the spectacular garden.

Upstairs the two light and spacious double bedrooms to the front have stripped floorboards and charming recessed windows with wooden shutters. A versatile

smaller bedroom, currently a study, is next to the family shower room, and has the potential to be a dressing room or perhaps a nursery. A final flight of stairs leads up to the master suite which stretches the width of the house, has a contemporary ensuite shower room, and enjoys views across the garden at the rear. Storage is hidden away throughout the house in recesses, under stairs, in the eaves and in a window seat. Underfloor heating runs through one of the sitting rooms, the kitchen and is also in the garden room.

Outside

The exquisite, landscaped garden is stunning and a complete oasis from vibrant village life. It is level and thoughtfully designed with a central lawn, mature borders, and pathway to a kitchen garden with raised beds. The conversion of a stone outbuilding to a fully double glazed, underfloor heated, garden room with a stable door and French doors to a garden terrace, is a fabulous addition to the property. A shingle driveway at the side of the house leads through a five-bar gate to the garage which has an electric roller door, and stairs up to a second floor currently used for storage but with potential to be converted (subject to consents). The garage has a workshop attached to one side and the garden room to the other. A bank of owned solar panels runs across the tiled, pitched roof, providing free electricity and an income.









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, proceed along Church Street and turn left into Glanville Road. The property can be found on the right-hand side of the road



Local Information Wedmore

Local Council: Somerset

Council Tax Band: E

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

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 only 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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TOTAL FLOOR AREA : 1980 sq. ft. (184.0 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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