



Willow Bank, Grants Lane, Wedmore BS28 4EA

£595,000 Freehold

COOPER
AND
TANNER



Willow Bank

Grants Lane, Wedmore BS28 4EA

 4  2  2 EPC C

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Description

After many decades in the same family, in a central village location, perched on the hillside with spectacular views, this spacious four-bedroom bungalow, with two reception rooms and a large double garage, is now ready for a new lease of life.

Willow Bank is thoughtfully designed with a practical layout, with the living rooms on one side of the property and bedrooms on the other. There is a satisfying circular flow through the kitchen, reception rooms and hallway. The sitting room and dining room are both light and have patio doors opening out to the garden for those warm sunny days, whilst a feature fireplace is a warm focal point for the sitting room on colder winter evenings. The dining room links through from the sitting room to the kitchen, which is fitted with a range of base and wall units and an eye level double oven. Further storage and plumbing for other appliances can

be found in the adjoining utility room. There are four double bedrooms with one currently used as a home office. The spacious principal bedroom benefits from a bank of fitted wardrobes and an ensuite bathroom. The other three bedrooms share a family bathroom.

Outside, the gardens which immediately border the property on three sides are level and mainly laid to lawn with colourful, mature flower beds. Paved pathways encircle the property and meander through the garden whilst various seating areas make the most of the sun and the views. For the keen gardener there is a greenhouse and a garden shed. Grassy banks lead down to the road and border the property on two sides. The property is accessed via a pathway from Billings Hill, or via steps leading up from the side of the double garage on Grants Lane. There is some off-road parking available in front of 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, chemist, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries, 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.

There is a 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

With the Cooper and Tanner office in the centre of Wedmore on the left, follow The Borough to the end and bear right into Grants Lane. The property is the last property on the left-hand side. You are welcome to park in front of the garage for your viewing.



Local Information Wedmore

Local Council: Somerset

Council Tax Band: E

Heating: Gas central heating

Services: All mains services

Tenure: Freehold



Motorway Links

- M5



Train Links

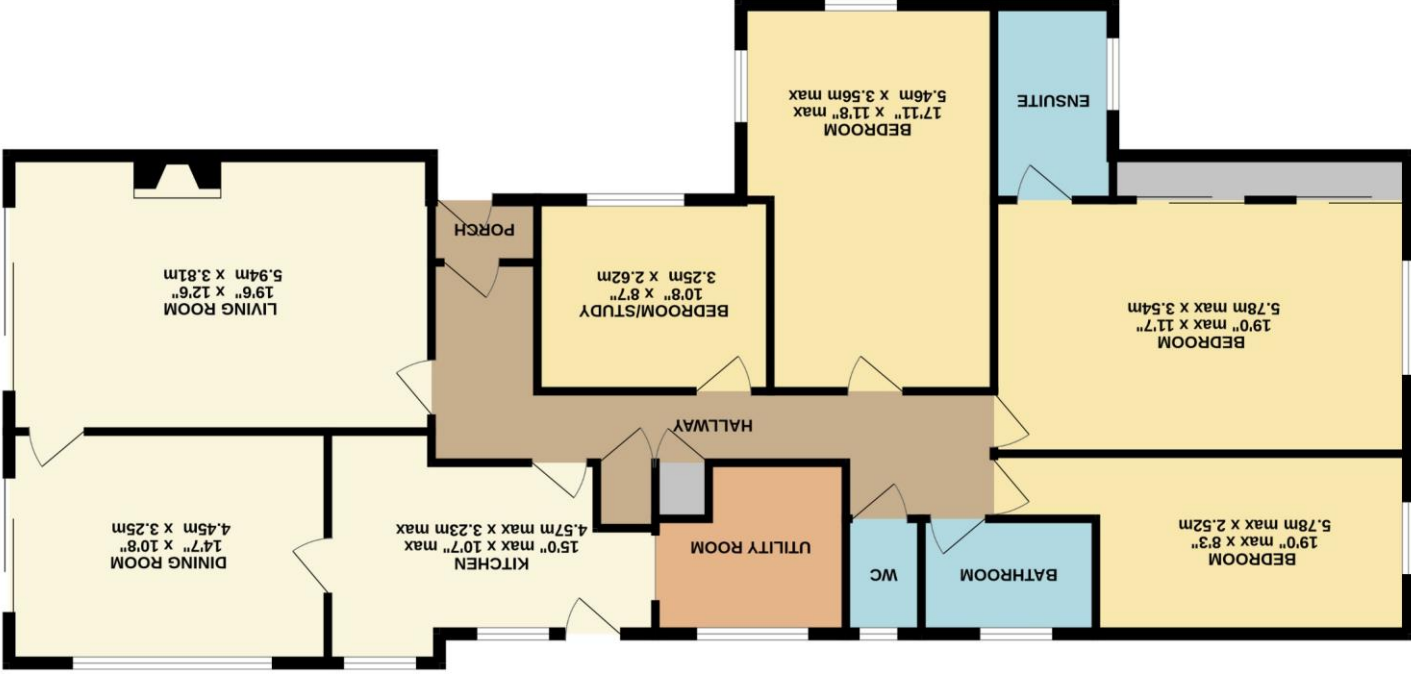
- Highbridge
- Weston-super-Mare



Nearest Schools

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

GROUND FLOOR
1512 sq.ft. (140.5 sq.m.) approx.



TOTAL FLOOR AREA : 1512 sq.ft. (140.5 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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**COOPER
 AND
 TANNER**

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