



2 1 1 EPC E

£310,000 Freehold

Marwood Cottage,
Bleadney,
Nr Wells, BA5 1PF

COOPER
AND
TANNER



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DESCRIPTION

A delightful two bedroom semi-detached cottage with gardens, parking and offered with no onward chain. The property has an abundance of character whilst still offering scope for someone to place their own mark.

Upon entering the house is an entrance hall with space for shoes and coats leading through into the kitchen. The kitchen features a range of fitted units, space for freestanding appliances and a view out to the River Axe to the rear. A utility room can be accessed from the kitchen which provides further storage along with access out to the garden and a link into the conservatory/dining room. The dining area can comfortably accommodate a table for six people along with comfortable seating and benefitting from French doors opening out to the garden. The sitting room features exposed wooden beams and a multi-fuel burner as the focal point.

To the first floor is a large landing leading to the two bedrooms and bathroom which comprises a bath with shower above, toilet and wash basin. The main double bedroom is a spacious size with fitted wardrobes and view to the front. The second bedroom is also a good size with a front aspect.

OUTSIDE

The garden can be found to the side of the house benefitting from a South-East aspect with an abundance of sunshine. The garden has been designed to be low maintenance with it being mainly laid to gravel with an array of shrubs, bushes and flowers. A patio area provides a wonderful space for outside furniture and entertaining.

LOCATION

Bleadney is a hamlet of approximately fifty homes and lies between Wells and Wedmore, with views of the Somerset levels to the South and the Mendip Hills to the North.

Nearby, the picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From Wells take the B3139 signposted to Wedmore. Continue for approximately 4 miles through the villages of Wookey, Worth, Yarley and Henton to the village of Bleadney. Continue for approx. 250m and the property can be found on the right.

REF:WELJAT10022026

Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Electric storage heating

Services: Mains drainage, mains water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



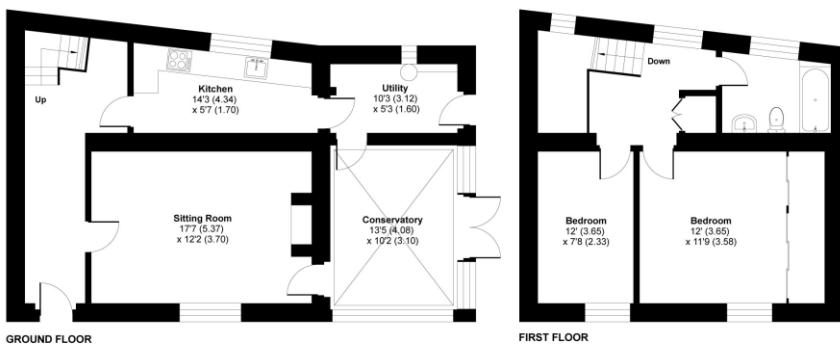
Nearest Schools

- Wookey or Wedmore (Primary)
- Wells (Primary & Secondary)

Bleadney, Wells, BA5

Approximate Area = 1171 sq ft / 108.7 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richescom 2020. Prepared for Cooper and Tanner, REF: 1406815.



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