



Tolcarne, Combe Batch, Wedmore BS28 4DX

£585,000 Freehold

COOPER  
AND  
TANNER







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 3  1  1 EPC TBC

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## Description

On an elevated plot, a short walk from the centre of Wedmore, Tolcarne, a family home with three double bedrooms, generous parking and garden, dates back to the 1800's and is awaiting a new lease of life.

Tolcarne has been a well-loved home for decades since its renovation in the 1970s when it was extended to accommodate family life. It has been well-maintained and provides a versatile, solid foundation to transform into a dream home for its next owners.

The living room spans the full width of the house and is situated within the thick stone walls of the original foundations. With a feature fireplace and two large windows, it combines space and light with character and charm. To the other side of the property, with access out into the south facing back garden, is a spacious kitchen/dining area. The light and airy, open-plan layout creates a sociable hub for this home, with the adjoining vestibule creating a warm and welcoming second entrance, and offering a versatile additional space which has plumbing and was previously used as a utility. The

kitchen is fitted with a range of wall and base units and there is space for a breakfast table if needed. The dining area looks out onto the rear garden and there is space here for a dining table and other furniture.

Upstairs, the two double bedrooms at the front of the property, both enjoy views of the Mendips. At the rear, tucked away from the rest of the house, the spacious principal bedroom benefits from an abundance of natural light and countryside views. All three bedrooms share a well-appointed family bathroom, with a bath and shower.

To the side of the house, the driveway is accessed by a five-bar gate, with a gentle incline to the garage and south facing back garden. There is a manageable, low maintenance lawn accompanied by a small, quaint, brick-built outbuilding. It is bordered by a mixture of stone walling, fencing and mature trees and shrubs, offering privacy from neighbouring gardens but allowing for views of the fields beyond. The garage sits in the corner of the plot and, as it has a window and electricity, it has the potential for a workshop, gym or home office (subject to any necessary consents and regulations).















## 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 Tax Band:** D

**Heating:** Oil – gas to the property but not connected

**Services:** Mains electricity, water and drainage

**Tenure:** Freehold



#### Motorway Links

- M5



#### Train Links

- Highbridge
- Weston-super-Mare



#### Nearest Schools

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

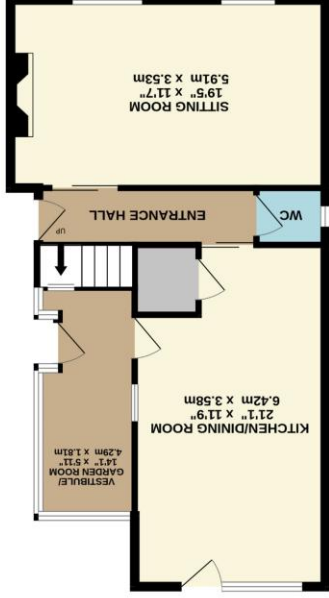
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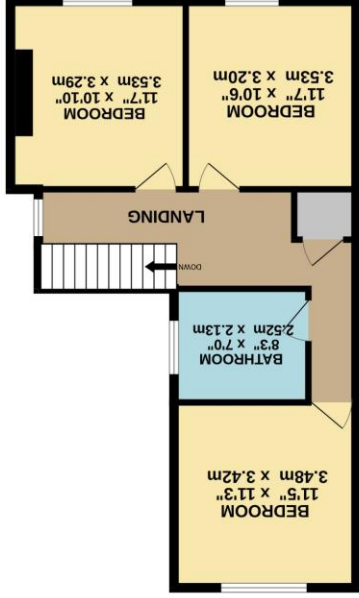
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR  
840 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR  
568 sq.ft. (52.7 sq.m.) approx.



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