



Applegarth, Mill Lane, Wedmore BS28 4DN

£599,950 Freehold

COOPER  
AND  
TANNER







# Applegarth, Mill Lane, Wedmore Wedmore, BS28 4DN

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 4  2  2 EPC TBC

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## Description

The bungalow has not been on the market this century and, when you see the views, you will understand why it would be so hard to leave this location. The accommodation is over two floors, with two bedrooms and a shower room upstairs, and two bedrooms and a bathroom downstairs. The sitting room spans the depth of the property with glass doors to the back and window to the front and space for a log burning stove, and beautiful parquet effect flooring. The sliding doors take you into the spacious conservatory, which runs across the rear of the property providing ample space for relaxing and entertaining surrounded by the spectacular scenery. A breakfast room leads off the conservatory via French doors and links through to the kitchen which is fitted with timeless, shaker style, wall and base units, solid wooden work surfaces, a Belfast sink below a window with views across the valley, Rangemaster cooker, dishwasher and washing machine. The two ground floor bedrooms are at the front of the property and share a family bathroom. Upstairs, the two double bedrooms are dual aspect with rural far-reaching views in both directions. These two bedrooms share a unique shower room, which also enjoys these stunning

views. The first-floor landing is fitted out with ample wardrobe space and there is eaves storage accessed from the smaller bedroom upstairs. The property is heated by gas central heating.

## Outside

An attractive block paved driveway with low wooden fencing and five-bar gate welcome you to the property. The mature front garden is lovingly maintained and has a cottage planting style with well-stocked flower beds. There is plenty of parking and access to the single garage, which links through to the back garden via a doorway which must have one of the most spectacular views of any garage. A pathway to the right of the property also leads into the rear. This garden has been beautifully landscaped by the Rich brothers as part of the BBC series 'Garden Rescue'. The clever design combines fabulous planting with seating areas to enjoy the best of the extraordinary panorama. A huge cellar, accessed from the garden, runs the length of the conservatory.















## Location

The historic village of Wedmore has a wealth of local amenities, including a village shop, butchers, fish mongers and three pubs. There is a doctor's surgery, dentist, and chemist. Transport links to the A38 with direct links to Bristol International Airport (c 14 miles) and the M5 junction 22 (c 7 miles).

The larger centres of Bristol and Bath are c 23 and 30 miles respectively. The property also falls within the popular Hugh Sexeys/Kings of Wessex Academy catchment area. The private schools including Sidcot, Millfield and Wells Cathedral are all served by private buses.

The Cathedral City of Wells is c 9 miles distant and is renowned for its wonderful architecture and excellent schools both state and private.

## Directions

From the Wedmore office, proceed along The Borough into Grants Lane, then taking a left at the mini roundabout up Billings Hill, follow the road around and take the next left onto Mill Lane and the property can be found shortly after on the left-hand side.



### Local Information Wedmore

**Local Council:** Sedgemoor District Council

**Council Tax Band:** E

**Heating:** Gas fired central heating

**Services:** All mains services are connected

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Highbridge
- Bristol



### Nearest Schools

- Wedmore First School Academy
- Hugh Sexeys Middle School
- Kings of Wessex Secondary School

GROUND FLOOR  
1113 sq.ft. (103.4 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



When every attempt has been made to ensure the accuracy of the diagrams contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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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TOTAL FLOOR AREA : 1457 sq.ft. (135.4 sq.m.) approx.

WEDMORE OFFICE

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