



Cosy Cottage, Guildhall Lane, Wedmore BS28 4AL

£785,000 Freehold

COOPER
AND
TANNER



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Description

Sensitively combining the charm, beauty, and period features of a period cottage with immaculate style and contemporary comfort, this central village, three-bedroom home, with garden and parking, is a hidden gem.

Behind the beautiful stone façade is a stunning living space featuring wooden beams, exposed brick and stonework, flagstone floors and original fireplaces which blend seamlessly with the modern oak and white finish. The two reception rooms are separated by a fabulous feature wall of leaded windows set in oak and exposed brickwork. Both rooms have log burning stoves, one housed in a lovely inglenook fireplace in the sitting room and the other (possibly by separate negotiation) set in a smaller fireplace in the dining room. The kitchen has flagstone flooring running throughout, which also connects the reception rooms the office and the conservatory. Beautifully finished with wall and base units in a neutral palette with granite and wooden worksurfaces, the kitchen houses an aga, a wine cooler and a microwave, and incorporates a breakfast bar. The flagstones also run through to the front door where there is a cloakroom. The living space includes a study which has a side door leading out to the terrace, and a conservatory with French doors to the rear. The three bedrooms, each

with their own charm and character, are upstairs. The master bedroom has beams, beautiful wooden doors, fitted wardrobes and a fabulous ensuite shower room with WC and wash-hand basin. The dressing room has a charm of its own, with exposed brickwork and an unusual arched doorway. The second double bedroom has exposed brickwork, a leaded window to the landing and a cupboard built into the side of the 'wedding cake' chimney breast. Bedroom three has fabulous exposed stonework, high ceilings and a dressing area. Even the main bathroom blends cottage character with contemporary style, housing a claw foot bath, large walk-in shower, WC and wash-hand basin.

Outside

A beautifully designed block-paved driveway provides parking for a couple of vehicles and access to the front of the cottage. The garden is level and landscaped with shingle and paved pathways, with a central lawn surrounded by high mature hedging. To the side there is gated access to the private paved terrace where the current owners have a hot tub (by separate negotiation) and seating area. The paving follows the perimeter of the cottage, leading to the conservatory and along the rear of the property to a useful stone shed.





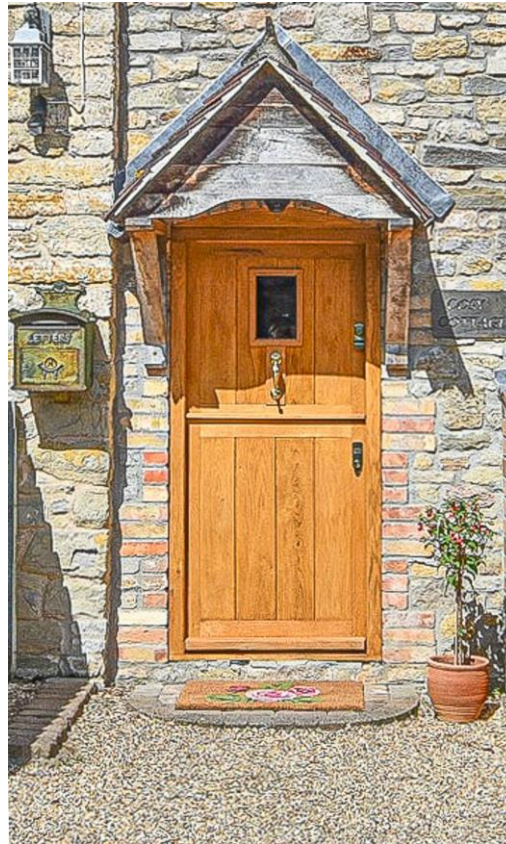




Location

The beautiful, historic village of Wedmore has a wealth of local amenities, including a village shop, post office, gift shops, clothing shops, a butcher, fish monger and renowned pubs and cafés. There is a doctor's surgery, dentist, and chemist. The village is set in a stunning rural location providing plenty of opportunities for outdoor pursuits, with Wedmore Golf Club on the outskirts of the village. There are transport links to the A38 with direct links to Bristol International Airport and the M5 junction 22.

The larger centres of Bristol and Bath are about 23 and 30 miles away respectively, with the cathedral city of Wells approximately nine miles away. The property falls within the popular catchment area for Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form in Cheddar, where there is also Kings Fitness and Leisure Centre. Private schools include Millfield, Sidcot School, and Wells Cathedral School, which are all served by private buses.



Local Information Wedmore

Local Council: Somerset

Council Tax Band: C

Heating: Gas fired Central Heating

Services: All mains services.

Tenure: Freehold



Motorway Links

- M5



Train Links

- Highbridge & Burnham Train Station

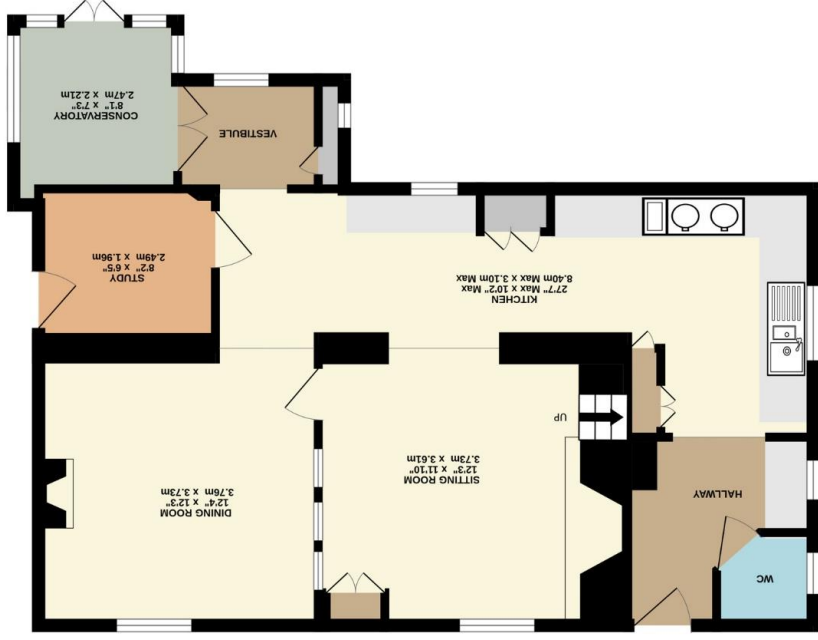


Nearest Schools

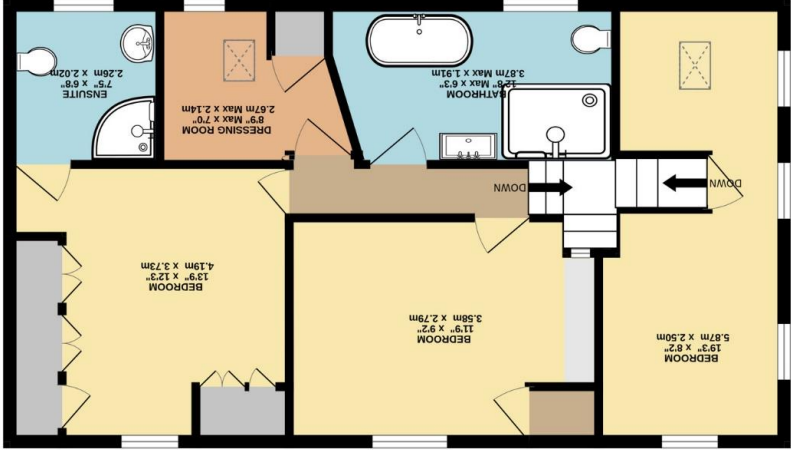
- Wedmore First School Academy
- Hugh Sexey Middle School
- Kings of Wessex Academy



GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1377 sq.ft. (127.9 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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