



Potters Mews, Glanville Road, Wedmore, BS28 4AD

£500,000 Freehold

COOPER
AND
TANNER



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Description

Hidden away in the heart of Wedmore village is this stunningly beautiful, immaculate, two-bedroom barn conversion, packed with character, enjoying a fabulous garden and benefitting from an enviable driveway with parking for three cars.

From the entrance to the property there is little to suggest the extent of the living space and surprising garden beyond. The ground floor is open plan with warm wooden flooring, beautiful beams, and a contemporary log burner. This living area opens out into the light and bright garden room, offering space for a dining table and has tranquil views over the garden. There is a perfectly formed kitchen area off the main living space, which is fitted with wall and base units, integrated appliances including an electric double oven, induction hob, dishwasher, fridge and freezer. Planning was granted in 2021 for a kitchen extension. Located off the entrance hall is a useful utility/cloakroom with Belfast sink, WC, plumbing for a washing machine, and is fitted with cupboards and shelving. The two bedrooms are upstairs, each with their own charm and character,

and both look out over the garden at the rear. The lovely master bedroom has two fitted wardrobes, and the other double bedroom has two wardrobes fitted into the eaves. Both bedrooms share a modern bathroom with a shower over the bath, a WC and wash hand basin. Most of the windows are either fitted with attractive wooden shutters or beautiful blinds. The house is warmed by gas central heating and is double glazed throughout.

Outside

Approached via a paved and tarmac driveway, tucked away between other cottages, this barn conversion benefits from space to park several cars. There is a charming arched entrance door which leads into a passageway with access to the front door and the utility room and cloakroom. The west facing rear garden is a fabulous space, level and mainly laid to lawn with paved patio seating areas, mature borders planted with a variety of flower and shrubs, and there is a garden shed and log store.









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, pharmacy, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries and two 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 community run 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

From the Cooper and Tanner Wedmore office, proceed along Church Street and pass the Church on the right, take the next left into Glanville Road. The property is tucked away on the right hand side with a sign saying Potters Mews. You are welcome to park on the driveway during 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 J22
- M5 J21



Train Links

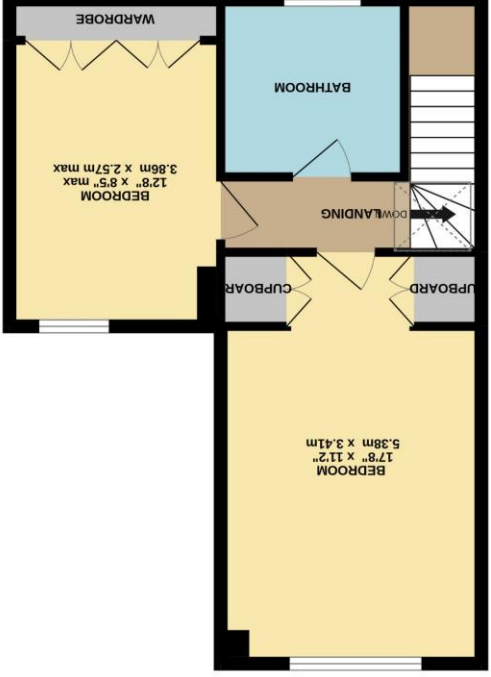
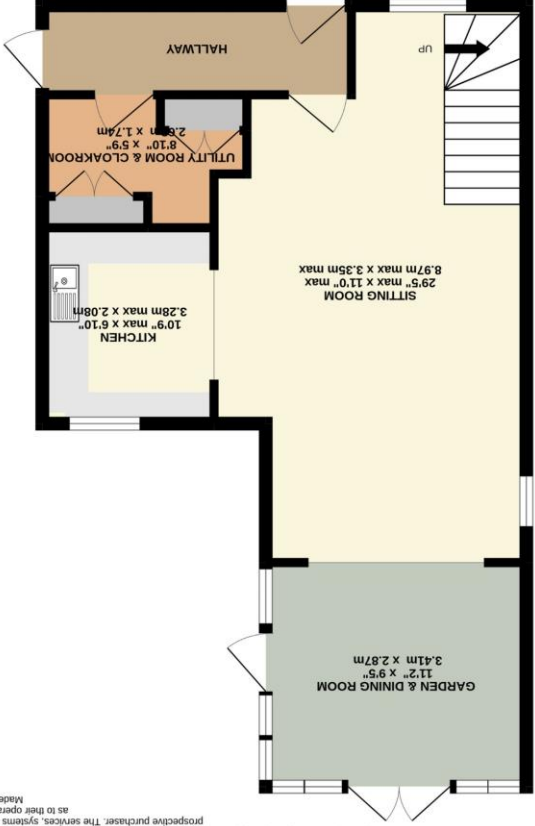
- Weston-super-Mare
- Highbridge



Nearest Schools

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





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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 TANNER**

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