



Marina Cottage, Upper Weare BS26 2LS

£785,000 Freehold

COOPER
AND
TANNER



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Description

Beautiful four-bedroom, hilltop, stone cottage bursting with character and enhanced with modern comforts, with gardens, outbuildings, plenty of parking, and enjoying uninterrupted countryside views to The Mendips, also offers holiday let income potential.

The stone façade of Marina Cottage, adorned with colourful Virginia Creeper, has that nostalgic 'chocolate box' appeal which, combined with its exceptional location and breathtaking views, make it a delightful rural idyll. Originally a small two-up two-down cottage in the 1800s, it was completely renovated in the 1970s before being sympathetically extended in the 1980s to create a desirable open-plan kitchen/dining/living area downstairs and adding a fourth double bedroom upstairs. Later on the living space was opened up into the garden with the addition of a fabulous hardwood David Salisbury orangery. Beautiful flagstones run the length of the kitchen, complemented by modern fitted wall and base kitchen units with Belfast sink, an Aga, two integrated electric ovens, and dishwasher. There is a separate laundry and a utility for other appliances and storage. The kitchen runs seamlessly into a breakfast/dining area and into a comfortable seating area where there is a log burning stove and French



doors to the orangery. Two further reception rooms provide space for a library/home office and a second sitting room/snug (also with log burning stove). With two staircases, the cottage provides versatile accommodation. From the main living space, a spiral staircase leads to three lovely double bedrooms with fabulous views and a contemporary shower room; whilst the other staircase leads from the second sitting room up to a bedroom suite, independent of the main house, and is currently a profitable holiday let business.

Outside

The cottage is surrounded by fields and approached via a quiet country lane which runs up from the village. The far-reaching views from the garden are exceptional, taking in the Mendip hills and Cheddar Gorge. This English cottage garden is thoughtfully landscaped providing seating areas to make the most of the views and the sunshine, and mature planting to provide colour and texture. A stone outbuilding in the garden has been converted into a kitchen for a catering business and could offer potential anyone wishing to work from home. There is also a separate workshop, greenhouse, and two gated driveways with plenty of off-road parking.









Location

Located in the quiet hamlet of Upper Weare, the property is approximately 20 miles from Bristol and within easy reach of Burnham on Sea and Weston super Mare. Amenities in Weare include a First School within the popular Kings of Wessex catchment area, church, public house, garage and shop. More comprehensive local amenities can be found in nearby Axbridge or Cheddar. The layout of the medieval town of Axbridge has changed little over the centuries and visitors can wander the winding streets that remain at the heart of this charming place and soak up hundreds of years of history and enjoy refreshment at one of the town's pubs or cafes. Cheddar, known for its cheese and The Gorge, also offers further amenities and a leisure centre with a swimming pool. The M5 motorway can be reached via junction 22 from Edithmead and Bristol International Airport is a 20 minute drive away along the A38.



Local Information Upper Weare

Local Council: Somerset

Council Tax Band: E

Heating: Oil Central Heating

Services: Private drainage, mains electricity

Tenure: Freehold



Motorway Links

- M5 J22



Train Links

- Highbridge & Burnham
- Weston super Mare



Nearest Schools

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



WEDMORE OFFICE
 telephone 01934 713296
 Providence House, The Borough, Wedmore, Somerset BS28 4EG
wedmore@coopertanner.co.uk

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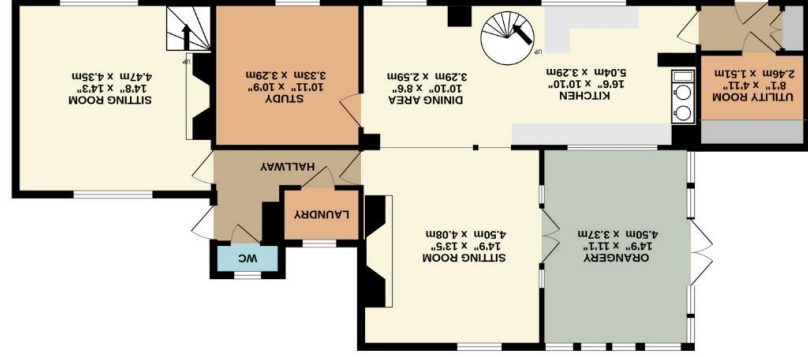
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MARINA COTTAGE

TOTAL FLOOR AREA : 2008 sq.ft. (186.6 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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GROUND FLOOR
 1093 sq ft (101.5 sq m.) approx.



1ST FLOOR
 762 sq ft (70.8 sq m.) approx.



OUTBUILDING
 150 sq ft (13.9 sq m.) approx.