



Willow Cottage, Cocklake, Wedmore BS28 4HE

£595,000 Freehold

COOPER  
AND  
TANNER







# Willow Cottage

## Cocklake, Wedmore BS28 4HE

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### Description

Within the tranquil, leafy hamlet of Cocklake, this charming four-bedroom chalet bungalow with its spacious open plan kitchen and its enviable workshop and garage, sits in the middle of this delightful haven of a garden.

From the front of the property there is little to suggest the spacious living area which has been created at the back. An extensive kitchen and dining room stretch over 21' and create a fabulous entertaining and sociable space. The kitchen is fitted with a range of wall and base units with a built-in electric oven and hob. Extra storage can be found in the pantry and there is a utility for further storage and other appliances. There is enough space in the kitchen/dining room to accommodate a breakfast table, a dining table and various other furniture. A light, bright sitting room with a feature fireplace offers a cosier place to sit and relax. Of the two downstairs double bedrooms, one has a handy wash-hand basin

and vanity unit, and the other room is currently used as a sewing room. There are two further double bedrooms upstairs, one of which benefits from a wash-hand basin, and they both share a family bathroom. There is plenty of easily accessible eaves storage in both of these bedrooms.

Outside, the property is surrounded by luscious green and colourful gardens. The treelined driveway leads down to the front of the property where there is a garage, car port, and workshop. Beautiful, landscaped gardens with mature beds stretch out from the property to the lane. Paved pathways encircle the bungalow and lead to the back of the property where there is a lovely, terraced seating area surrounded by an abundance of foliage and flowers. A lovingly tended and productive kitchen garden is accompanied by a greenhouse and garden shed.















## Location

Cocklake is a small hamlet situated just one mile from the historic village of Wedmore and holds a real sense of community with many local events with the neighbouring hamlets of Crickham and Clewer. Wedmore offers a good selection of shops including a chemist and a newsagent. The village of Wedmore has three public houses and numerous clubs including Wedmore Golf Club, Wedmore Opera, a thriving W.I., football, tennis, bowls, and cricket clubs. There is a doctors' surgery and a dental surgery in the village and there are also active children's groups such as scouts, cubs, brownies and guides. Local state schooling includes Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy providing comprehensive education and a sports centre (including swimming pool and fitness gym). Private education is also available at Millfield School, Street and at the Cathedral School at Wells.

## Directions

From the Wedmore office, proceed along the Cheddar Road. After a mile, take the turning on the right signposted towards Nyland, following the road into Cocklake. Follow the road down to the bottom of the hill and take the next turning left. The property is a little way along on the right.



**Local Information** Wedmore

**Local Council:** Somerset

**Council Tax Band:** D

**Heating:** Oil

**Services:** Mains electric and water, private drainage

**Tenure:** Freehold



### Motorway Links

- M5



### Train Links

- Highbridge
- Weston-super-Mare



### Nearest Schools

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

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