



Quick Batch, Washbrook, Wedmore BS28 4QH

£675,000 Freehold

COOPER
AND
TANNER



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Description

In a fabulous rural location, not far from bustling historic Wedmore, this charming three-bedroom character cottage, with lovely countryside views, has been sympathetically updated retaining many period features and is set on an extensive plot with mature gardens, double garage, and Dutch barn carport.

Decorated and furnished in a country cottage style, making the most of its character and charm, this lovely home is well-positioned on its plot with gardens front and back, and is ready for someone to move in, unpack, and start enjoying their new home. For anyone excited by a project, there is scope to extend (subject to consents); or for the green fingered, the garden is a blank canvas.

The warm and welcoming sitting room features a wonderful, Blue Lias stone inglenook fireplace with the original bread oven and a large inset wood-burning stove. French doors open into the conservatory offering a lovely place to sit and enjoy the garden. A cosier reception room, accessed through the sitting room, is ideal as a snug, study, or playroom and is currently used as a music room.

The kitchen/breakfast room is fitted with a range of white, modern, base and wall cabinets with integrated Bosch oven and induction hob. There is also an integrated dishwasher and an instant hot water tap. There is space for a fridge/freezer and a table and chairs. A door leads through to a spacious utility room housing the boiler and where there are additional cupboards for storage and there is space for a washing machine. The dining room offers ample space for a large table and chairs and there is a window overlooking the beautiful front garden. On the ground floor there is also a family bathroom featuring a modern suite comprising a sink unit, low level WC and a panelled bath with shower.

On the first floor, the light and spacious master bedroom has a dressing area with built-in wardrobes and further eaves storage. The fantastic ensuite bathroom has been modernised to offer a double walk-in shower, contemporary sink unit and a low-level WC. There are two further double bedrooms enjoying wonderful views across open countryside and to the Mendip Hills.









Outside, a five-bar gate swings open onto a shingle driveway which sweeps past the detached double garage and Dutch barn carport, to a large parking area and garden. The double garage has power and light and could be utilized as a workshop or home office if required. The large front garden is mainly laid to lawn with pathways leading the front door and to the utility/boot room. Mature borders are planted with a range of perennials and there are wonderful views onto the adjacent countryside. The rear garden features private terraced and shingle seating areas bordered by a level lawn enclosed by natural hedging and fencing.

Location

The tranquil rural yet accessible hamlet of Washbrook, lies between the historic village centre of Wedmore and the A38 with direct links to Bristol International Airport (c 14 miles) and the M5 junction 22 (c 7 miles). The village of Wedmore is 1.5 miles and has three pubs, a selection of local shops and excellent sports facilities. The Cathedral

City of Wells is c 12 miles away, whilst the larger centres of Bristol and Bath are c 23 and 30 miles respectively. The property also falls within the popular Wessex Learning Trust three-tier catchment. The area is well-served by school buses to both the local and private schools.

The Valley Smokehouse offers locally smoked meat and fish whilst Ad Astra Cider Barn is a popular local haunt offering food, drink and entertainment. Quick Batch is also conveniently located within a short drive to Wedmore Golf Club.

Directions

Travelling from Wedmore, proceed up Church Street, past the church, taking the right hand turning into Lascot Hill. Passing the Golf Club, follow the road to Stoughton Crossroads, continue towards Weare and the property can be found shortly after, on the left-hand side as marked by our 'For Sale' board.



Local Information: Wedmore

Local Council: Somerset

Council Tax Band: E

Heating: Oil fired central heating

Services: Mains electricity and water, private drainage

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Burnham and Highbridge Station



Nearest Schools

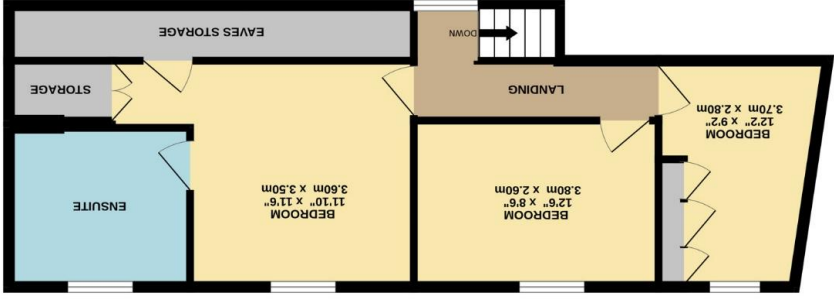
- Wedmore & Weare First Schools
- Hugh Sexey Middle School
- Kings of Wessex Academy



TOTAL FLOOR AREA : 1527 sq.ft. (141.9 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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