



6, Cross Farm Green, Wedmore BS28 4EY

£122,500 35% Shared Ownership

COOPER
AND
TANNER



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Description

A beautifully presented, two-bedroom home with garden and parking, in the heart of Wedmore close to village amenities, offered on a shared ownership basis making it a more affordable option.

Cross Farm Green is a spacious and thoughtfully designed development, built around a communal green, adjacent to the shops, post office, cafes and other amenities in the village centre. Number 6 is designed in a modern, Scandinavian style, with large windows and glazed doors creating a bright and welcoming living space which captures views across the village and countryside beyond. The welcoming hallway with cloakroom leads to a spacious sitting room across the rear of the property with French Doors out to the rear garden. Stylish bespoke cabinetry spans the length of the room, creating useful cupboard space and bookshelves. An opening leads to the sleek modern kitchen, complete with contemporary base and wall units and a full-length larder cupboard and space for white goods. Stairs lead up to two substantial double bedrooms, each with floor-to-ceiling picture windows, one of which frames fabulous views across rooftops to the church. The family bathroom

with a modern suite and contemporary tiles completes the upstairs space.

A paved terrace leads out from the house into the West-facing rear garden, perfect for catching the evening sun. Mostly laid to lawn and featuring a handy garden shed, a pathway leads to the rear gate providing access to the shared parking area with allocated space.

Shared Ownership Information

You own 35%. LiveWest own 65%. You pay them a rent with an option to purchase increased shares, up to 100% over time.

100% sales value: £350,000

Share purchase: 35%

Purchase price of share: £122,500

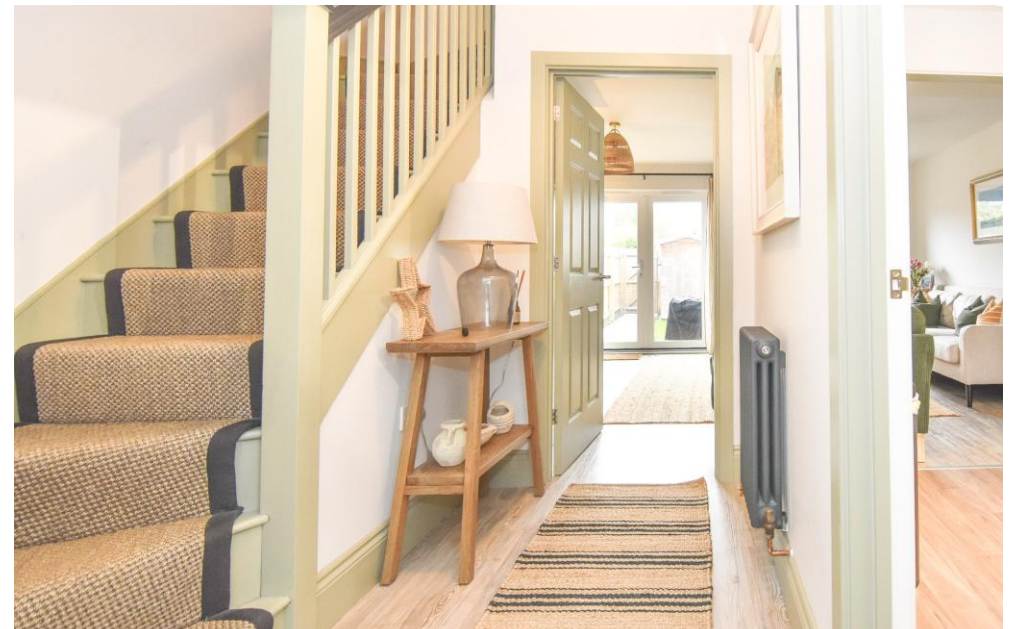
Rent per month to LiveWest: £615.05

Rent includes service charge, building insurance and sinking fund.

Eligibility Criteria

There are restrictions on who can apply. For further information, please contact Cooper and Tanner or go to www.livewest.co.uk









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, chemist, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries, and 3 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 Wedmore office turn left into The Lerburne, at the end of the road turn right on to Cross Farm Green and the property can be found on the right-hand side of the road.



Local Information Wedmore

Local Council: Somerset

Council Tax Band: B

Heating: Gas

Services: Mains services

Tenure: Shared Ownership



Motorway Links

- M5



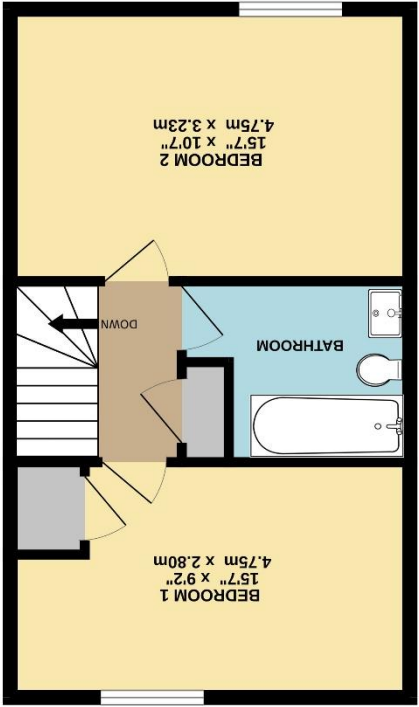
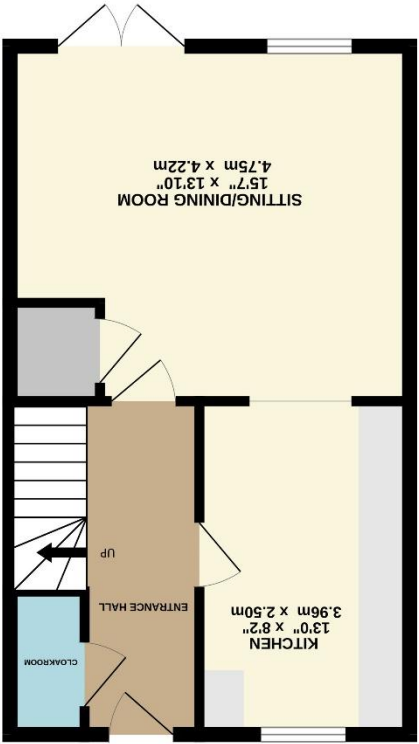
Train Links

- Highbridge and Burnham
- Weston-super-Mare



Nearest Schools

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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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