



Morney, Back Lane, Chapel Allerton, BS26 2PG

£350,000 Freehold

COOPER  
AND  
TANNER



# Morney, Back Lane Chapel Allerton BS26 2PG

---

 3  1  2 EPC TBC

£350,000 Freehold

## Description

In a tranquil and leafy village location, this charming and well-presented, three-bedroom home sits back on its plot with a pretty, south-facing rear garden, and driveway parking.

Both the downstairs bedroom and sitting room feature double-glazed French doors, bringing in plenty of light and opening out onto the sun terrace of the lovely garden. The sitting room also features a wood burning stove for cosy winter's evenings.

There is plenty of room for hanging coats in the entrance hall which leads to a handy downstairs shower room. The kitchen features modern base and wall units which are topped with wooden work tops and a ceramic sink. There is also ample space for

a dining table, a dish washer, washing machine and fridge freezer.

Upstairs, the landing with recessed window shelf and a bank of fitted storage cupboards, leads to two double bedrooms, both with views across the rear garden. Both bedrooms share a family bathroom with a modern white suite.

## Outside

The rear garden is delightful, with a patio area leading onto a lawn surrounded by trees and shrubs. From here there is access to a path leading to a lane at the rear of the property. Side access joins the back garden to the drive at the front where there is parking for two cars and a substantial storage shed.









## Location

The tranquil, rural, yet accessible hamlets of Chapel Allerton and Stone Allerton lie between the historic and thriving communities of Wedmore, Axbridge and Cheddar, with easy access to the A38 with direct links to Bristol International Airport and the M5 junction 22. Local amenities include The Valley Smokehouse at The Wheatsheaf Inn which has a kitchen store, coffee shop and alfresco pizza oven; and the Ad Astra Cider Barn, a local social hub. The nearby village of Wedmore provides a wide range of retail and leisure facilities including a selection of boutique shops, a newsagents/general stores, chemist, butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries and three public houses. Excellent sports' facilities are available including the Isle of Wedmore Golf Club, Bowls Club, Football and Tennis Clubs; sailing on Cheddar reservoir; and further sporting facilities at Kings Fitness and Leisure. The area has a wealth of opportunities for walking, cycling and horse riding. The Cathedral City of Wells is about 12 miles away whilst the larger centres of Bristol and Bath are approximately 23 and 30 miles

respectively. The property also falls within the popular Wessex Learning Trust, three-tier school system. Local private schools include Sidcot, Millfield and Wells Cathedral Schools.

## Directions

Travelling from the centre of Wedmore, proceed out of the village along Church Street and turn right on to Lascot Hill. Continue along this road through Stoughton Crossroads and past Ashton Windmill before taking the next left turning into Rawlings Lane. At the end of the lane, turn right then take the second turning on the left into Front Street.

From the A38, turning onto Notting Hill Way in Weare, follow the road along passing The Valley Smokehouse on the right, then take the next turning right onto Rectory Hill. Front Street is the second road on the right.



## Local Information Chapel Allerton

**Local Council:** Somerset

**Council Tax Band:** C

**Heating:** Oil central heating

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

**Tenure:** Freehold



## Motorway Links

- M5



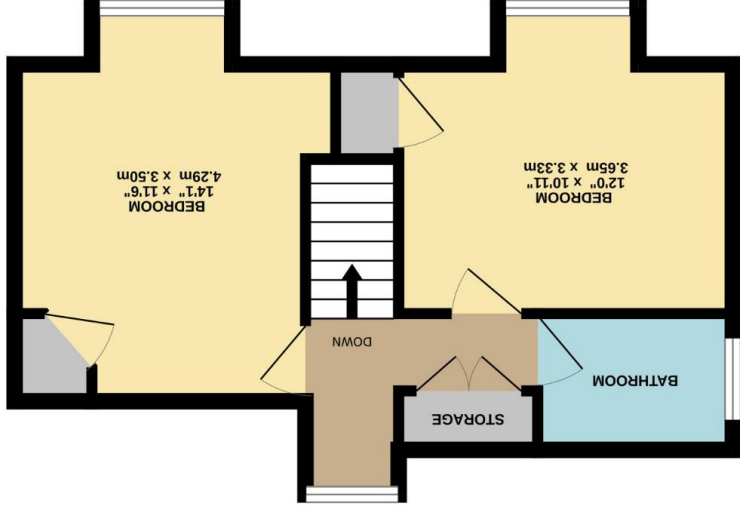
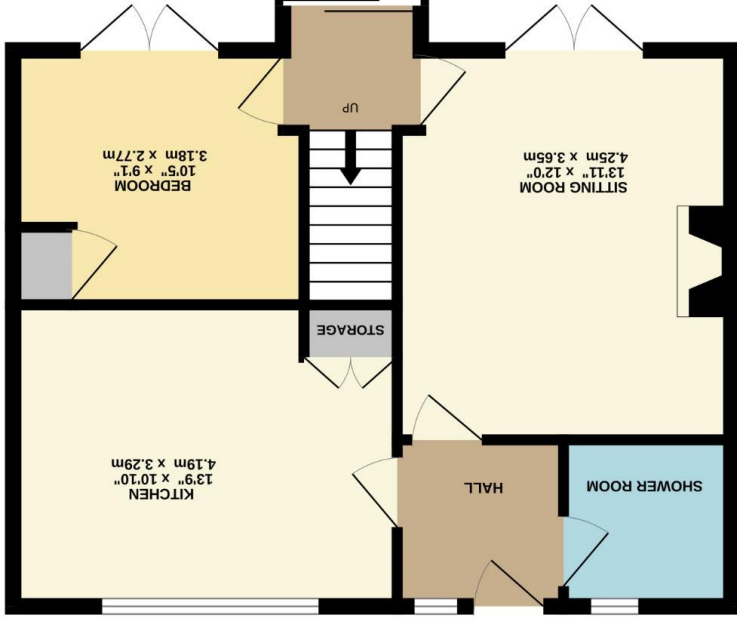
## Train Links

- Burnham and Highbridge
- Weston-super-Mare



## Nearest Schools

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



TOTAL FLOOR AREA : 876 sq.ft. (81.3 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.

Made with Metropix ©2024

WEDMORE OFFICE  
 telephone 01934 713296  
 Providence House, The Borough, Wedmore, Somerset BS28 4EG  
[wedmore@cooperandtanner.co.uk](mailto:wedmore@cooperandtanner.co.uk)

COOPER  
 AND  
 TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

