



Beggars Roost, Glanville Road, Wedmore BS28 4AD

£1,000,000 Freehold





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 3  2  2 EPC D £1,000,000 Freehold

Description

A heart-warming, quintessential chocolate box cottage set in the heart of Wedmore. With thatched roof and leaded windows, this charming, sensitively refurbished, detached home oozes character, and benefits from a beautiful garden, large garage and outbuildings.

Once inside, the real surprise is the sheer spaciousness of the light and airy rooms. Warm and welcoming, the large reception area with wooden floors and an open fireplace, flows through double doors into a fabulous, well-proportioned sitting room which, despite its generous size, retains a cosy feel – the perfect place to snuggle up by the wood burning stove whilst admiring views across the garden. Beyond the sitting room a passageway leads to the principal bedroom suite, with views and access to the pretty garden, a bank of built-in wardrobes and an ensuite bathroom with bath and separate shower. The characterful kitchen with its charming arched doorway, its range of bespoke, wooden base, wall and larder units with granite worktops features a large gas-fired Aga and inbuilt appliances. Further space for appliances and storage is in a handy utility area, beyond which there is a WC.

Upstairs a large, light-filled landing with space for a home study area, benefits from views across the garden and under eaves storage. The landing leads to two double bedrooms, one at each end of the cottage which are bursting with character, with vaulted ceilings and exposed beams. They share a family bathroom.

Outside

The house is offset by almost quarter of an acre of pretty, mature gardens accessed via a 'secret garden'-style arched wooden gate in the high stone wall. The gate swings open to reveal the beautiful garden, paved pathways, sun terrace, large detached garage, outbuildings and water well. The south-facing garden is mostly laid to lawn and features a number of well-established trees, flower beds, herbaceous borders, a wildlife pond, and a large paved terrace which runs along the front of the house leading to a covered area and outbuilding. The outbuilding, currently partitioned to create two rooms has electricity and plumbing, providing a versatile and useful space. A separate garage can be accessed via a door from the garden and via an electric garage door from the road-side.









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 stores, pharmacy, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries and two 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.



Local Information Wedmore

Local Council: Somerset

Council Tax Band: E

Heating: Gas central heating

Services: All mains' services

Tenure: Freehold

Motorway Links

- M5 J22
- M5 J21



Train Links

- Weston-super-Mare
- Highbridge



Nearest Schools

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





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TOTAL FLOOR AREA : 2563 sq.ft. (238.1 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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