



Thistle Do, 1, Combe Batch, Wedmore, BS28 4DU

£416,250 Freehold

COOPER  
AND  
TANNER







# Thistle Do

## 1, Combe Batch, Wedmore, BS28 4DU

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### Description

Warm and welcoming three-bedroom semi-detached house, on an extensive plot in the heart of Wedmore village, lovingly maintained over four decades and extended to create the modern home it is now.

The house has been extended over the years to create a larger, more open plan living space and to provide a family shower room upstairs and a bathroom with a bath and shower cubicle downstairs. The open plan living space runs from the dining room at the front of the house through the sitting room and into the garden room at the rear, which was added in 2020. The kitchen and breakfast room also open out to the back garden. The kitchen is fitted with a modern range of wall and base units in traditional style. Integrated appliances include an electric double oven, a gas hob and a dishwasher.

The three double bedrooms are upstairs, one of which has built-in wardrobes, whilst the other

two have space for freestanding wardrobes and other bedroom furniture. These two bedrooms both have stunning views across the garden and village to The Mendips beyond.

### Outside

Situated on an enviable elevated plot, with mature garden to the front which slopes down to the road, steps lead up to the property on one side whilst the driveway sweeps past the house on the other side to the lovely garden at the rear. Here there is a shingle turning area and space to park multiple vehicles.

The surprisingly large rear garden stretches away behind the house. It is thoughtfully landscaped with paved pathways, terraced seating areas, a colourful flower bed with picket fence, and mature shrubs. For the green fingered, there are two sheds, a green house and plenty of space to develop a kitchen garden.















## 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, 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 centre of Wedmore village, with the Cooper and Tanner office on the left, proceed along The Borough and turn left into Combe Batch. Thistle Do is a little way along on the left-hand side. You are welcome to park on the driveway or in the layby for your viewing.



### Local Information Wedmore

**Local Council:** Somerset

**Council Tax Band:** B

**Heating:** Gas

**Services:** Mains services

**Tenure:** Gas central heating



### Motorway Links

- M5



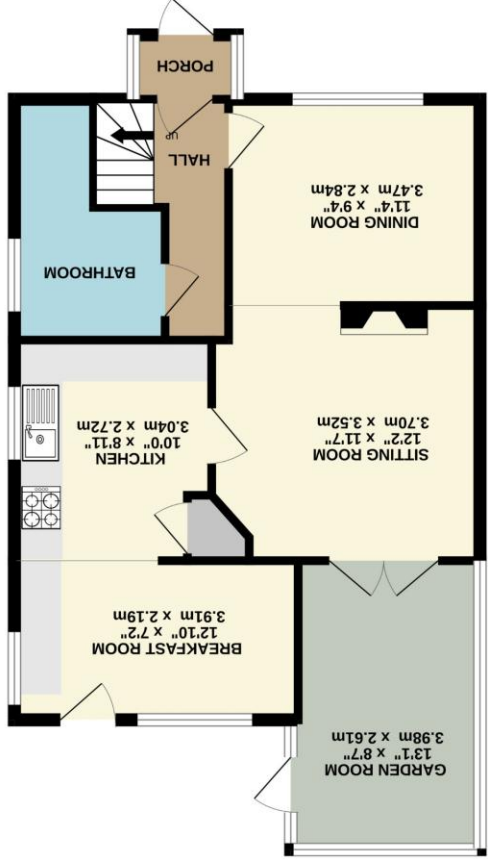
### Train Links

- Weston-super-Mare
- Highbridge

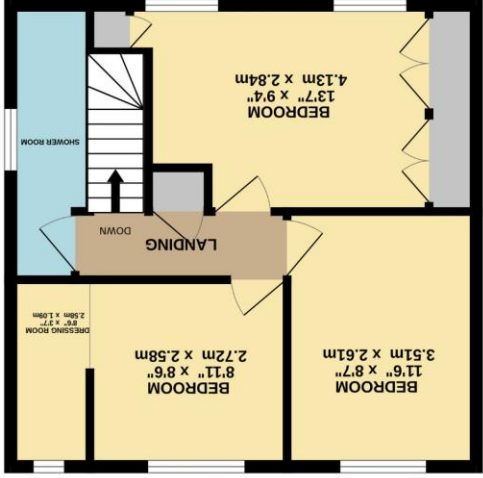


### Nearest Schools

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



GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 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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