



Hillview, Grants Lane, Wedmore BS28 4EA

£435,000 Freehold

COOPER
AND
TANNER



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 3  2  1 **Grade II Listed**

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Description

In a central village location this charming Grade II listed three-bedroom terraced cottage with sash windows and flagstone flooring, with a surprisingly extensive and secluded haven of a garden stretching all the way down to the brook, offers plenty of scope for improvement.

Flagstones run the length of the house, through the entrance hall and kitchen to the garden room at the rear. There are two well-proportioned reception rooms for a cottage of this size. The sitting is to the front where morning sunshine floods in through the bay window and a feature fireplace houses an open fire for use in those cooler months. The dining room, to the rear of the house, next to the kitchen, has attractive wooden floorboards and a tall 12-pane sash window. The kitchen connects the entrance hall to the dining room and the garden room and it is fitted with a range of wall and base units. The light and tranquil garden room at the rear has tiled flooring and views of the garden. Furnished with comfortable seating, housing a small pond and many flourishing plants, it creates a gentle

transition between inside and outside living. Linked via the garden room is a space currently used as a study, and a further room used as a utility which also houses a WC and, possibly, an old bread oven.

The three bedrooms are upstairs. The primary bedroom is to the rear of the house with a tall sash window with stunning leafy views across the Saxon Square to the church. The other two bedrooms are to the front of the house, also with sash windows. All three bedrooms share a family bathroom.

Outside

This garden is a delightful hidden treasure, divided into two main sections of garden and orchard, the garden is mainly laid to lawn with mature borders and surrounded by hedging and trees, whilst the orchard stretches down to the brook with a few fruit trees. At the front, the cottage is set back off Grants Lane behind a low stone wall. On road parking.









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.

Directions

From the Cooper and Tanner Wedmore office, proceed along The Borough and turn right into Grants Lane, where the property can be found towards the top of the hill on the right hand side.



Local Information Wedmore

Local Council: Somerset

Council Tax Band: D

Heating: Gas central heating

Services: Private drainage, mains water, electricity and gas.

Tenure: Freehold



Motorway Links

- M5 J22
- M5 J21



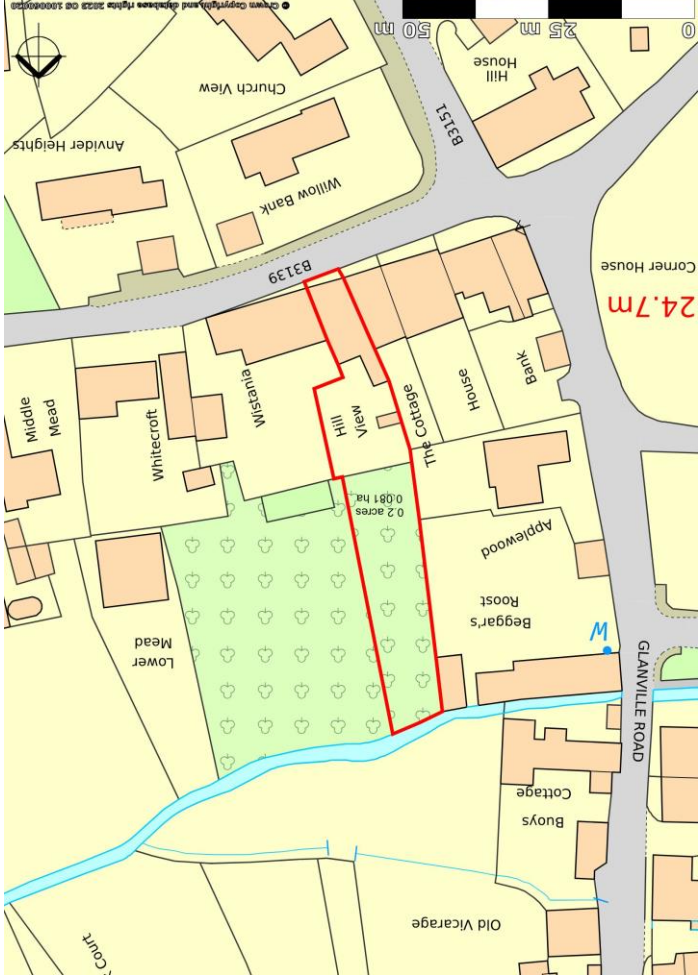
Train Links

- Weston-super-Mare
- Highbridge



Nearest Schools

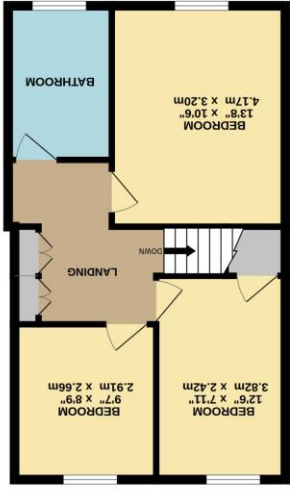
- Wedmore First School
- Hugh Sexey Middle School
- Kings of Wessex Academy



WEDMORE OFFICE
 telephone 01934 713296
 Providence House, The Borough, Wedmore, Somerset BS28 4EG
wedmore@cooperandtanner.co.uk

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While every attempt has been made to ensure the accuracy of the diagrams contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error of omission or misstatement. This plan is for guidance purposes only and should be read in conjunction with the prospectus purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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1ST FLOOR
 492 sq.ft. (45.7 sq.m.) approx.



GROUND FLOOR
 847 sq.ft. (78.7 sq.m.) approx.

TOTAL FLOOR AREA : 1399 sq.ft. (124.4 sq.m.) approx.

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