



 2  1  2 EPC E

£780,000 Freehold

The Long Orchard
Latcham, Wedmore
BS28 4SD

**COOPER
AND
TANNER**



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 3  2  2  1 acre EPC E £780,000 Freehold

Description

Nestled on a desirable, level plot of over 1 acre and enjoying panoramic views across open countryside, this spacious three-bedroom bungalow enjoys generous gardens and a large, detached barn/workshop.

Approached via a sweeping horseshoe driveway, bordered by mature trees and hedgerow around the generous front garden, The Long Orchard sits back on its tranquil plot. To the front and side of the property there is parking for numerous vehicles. A gravel track leads from the front of the property down the side of the back garden to the orchard and large detached barn. The rear garden features a sun terrace and is mostly laid to lawn. The orchard, which is a fabulous, rectangular, level plot is surrounded by hedgerow and enjoys stunning views of the surrounding countryside. Within the orchard, a substantial, detached barn provides ample space for a workshop/garage.

Inside, the large, bright entrance hall opens onto a large sitting room with log burning stove which spans the entire depth of the property, enjoying views of both the front and rear gardens. A large sunroom at the rear of the property is the perfect spot in which to enjoy stunning views across the orchard to the Mendip Hills beyond. The kitchen with its range of

fitted units, includes a Raeburn range oven and benefits from an adjoining dining area. Beyond the living areas are three double bedrooms, two of which share a Jack and Jill shower room, each with views over the gardens. Further to this there is a family bathroom with corner bath and shower unit, and there is a separate cloakroom.

Location

Latcham is situated on the outskirts of the thriving historic village of Wedmore, an exciting social and commercial centre featuring a wide range of retail and leisure facilities including boutique shops, newsagents/general stores, chemist, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries, and public houses. Wedmore hosts over 70 organisations with a diversity of cultural and sporting activities. There is a community run bus service to the larger nearby towns. Local schools are 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 Latcham

Local Council: Somerset

Council Tax Band: E

Heating: Oil fired central heating

Services: Mains water and electricity, private drainage

Tenure: Freehold



Motorway Links

- M5
- M4



Train Links

- Highbridge
- Weston-super-Mare



Nearest Schools

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

GROUND FLOOR
1474 sq.ft. (136.9 sq.m.) approx.



TOTAL FLOOR AREA: 1474 sq.ft. (136.9 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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