

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



COSY COTTAGE, GUILDHALL LANE, WEDMORE, SOMERSET, BS28 4AL



**COSY COTTAGE,
GUILDHALL LANE, WEDMORE, SOMERSET, BS28 4AL**

An enchanting, 3 bedroom, village property with comfort, charm and convenience, nestled in a quiet lane in the heart of Wedmore, 'the jewel in the crown of Somerset'.

The house has a boot room/utility room, cloakroom, kitchen/breakfast room, study, sitting room, dining room, conservatory, three bedrooms, two dressing rooms, ensuite shower room, and a family bathroom with roll top bath and separate shower.

Outside there is parking for 2 cars, an enclosed, lawned, front garden, rear terrace, and outdoor shed.

Guide Price £650,000

Location

Wedmore is a historic village which has amongst other things, a wonderful church, 3 pubs, 2 cafés, a village store, clothing and gift shops, a post office, dentist and doctor's surgery. There is also a village hall which hosts events throughout the year. Other facilities include a tennis and cricket club, football pitches, children's play area, and fun sports bar/club house

Cheddar, Wells, Glastonbury, the M5 and the beach at Burnham on Sea are all within 10miles.

The house is nestled in a quiet lane in a residential area in the heart of the village.

Description

A totally charming cottage with stylish accommodation, finished to a high specification. Traditional features such as the flagstone floors, exposed beams and stonework, and brick work, combine with modern elements like under floor heating, luxurious deep-pile carpet, newly fitted bathrooms, and stylish accessories to create a glamorous and appealing home.

A contemporary woodburning stove, David Salisbury conservatory and hot tub also add to the appeal of this perfectly formed cottage.





Accommodation

A new oak, stable door opens to a boot room/utility room. There are fitted units, space for a washing machine and concealed boiler, as well as space for coats and boots. To the right is a cloakroom. A door opens to the kitchen, which has stylish fitted units, a dark granite work surface, in keeping with the aesthetic of the property there is an Aga. It has six gas rings, two electric ovens, a fan oven, and a grill, all on demand. Above this there is an extractor with lights as well as under unit lights throughout the kitchen which illuminate the working area. There is also an integrated dishwasher, fridge/freezer, drinks fridge and microwave. The worktop continues but changes to wood to form an attractive breakfast bar. To the left is a charming sitting room with an inglenook fireplace as a focal point, within the fireplace there is a new log burning stove. A cosy window seat below the window which overlooks the garden is an attractive feature as is the glass panelling which divides this room from the dining room. This is a similar size room, again with a window overlooking the garden and a fireplace, on either side of which there are bespoke oak cupboards. Beyond the kitchen is a study which has glazed doors into the conservatory and an exterior oak stable door to the rear courtyard. The conservatory is a great addition at the back of the house with double doors to the rear courtyard and double, internal glazed doors connect it to the kitchen where you will also find a handy pantry.

Upstairs

There are 3 double bedrooms with good height ceilings, one has a dressing room connected to it, while the principal bedroom has comprehensive fitted wardrobes with internal lights and a stylish, contemporary, ensuite shower room. In addition, there is a separate dressing room with shelving and an airing cupboard and a separate family bathroom with roll top bath and shower cubicle, again stylish and contemporary.

Outside

There is an attractive brick paved parking area at the front of the house with space for 2 vehicles. Beside this an enclosed, lawned garden, hedged with hornbeam, with floral beds and fruit trees. A timber garden gate provides access to the side and rear courtyard, which is paved and is a perfect, sheltered spot for a hot tub. The gravel pathway leads around the house, past the conservatory to a storage area and stone shed.





Tenure and other points

Not listed. Freehold. Mains drainage, electricity, gas and water. Council Tax Band C. EPC Rating D.

About the Area

Wedmore has been an important village since Saxon times. This can be seen in the attractive architecture, which combines cottages and grand houses from the Georgian and Victorian periods, with a number of fine historic buildings such as the medieval church and 16th century coaching inn. It is also reflected in an extensive range of clothing, food and other interesting shops including a delicatessen, fishmongers and butchers, as well as a chemist, post office and general store, plus pubs, restaurants and tearooms. There is a wide range of cultural and sporting clubs and societies, e.g. swimming pools at both Cheddar and Wells, sailing and windsurfing clubs at Cheddar Reservoir, the Badgworth Equestrian Centre, Wedmores 18 hole golf course, floodlit AstroTurf tennis courts, indoor and outdoor bowling greens, football and cricket grounds, plus a theatre club and the well-regarded Wedmore Opera.

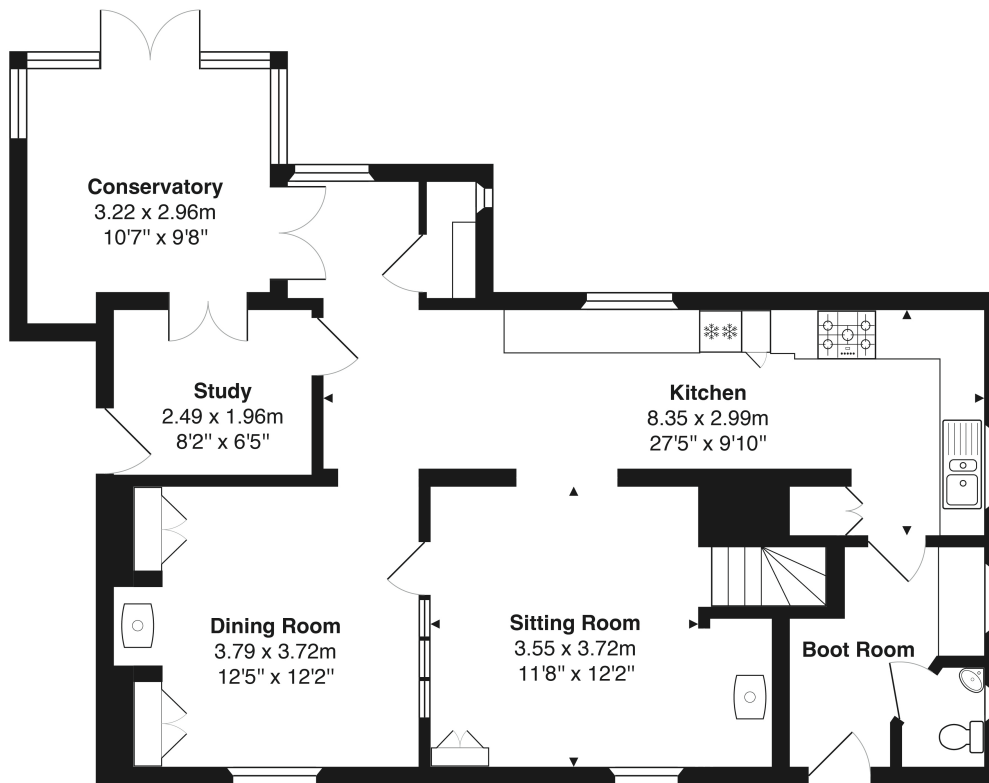
The Cathedral City of Wells is approximately 8 miles away and also provides a good range of business, recreational and shopping facilities. City shopping centres are available at Taunton, Bath and Bristol (each approximately 25 miles away). Communications in the area are good with access to the M5 (J22 - 10 minutes) connecting to the M4 (J16). A local train service from Highbridge (9 miles) links with the intercity train services at Taunton and Bristol Temple Meads to London Paddington, taking approximately 1.30 hours. Bristol International Airport is 16 miles away. There are excellent state schools in the area including Wedmore First School, Hugh Sexseys Middle School which has an Outstanding Ofsted rating, and the high performing Kings of Wessex Academy. Independent schools include Wells Cathedral School, Sidcot, Millfield and Taunton School.



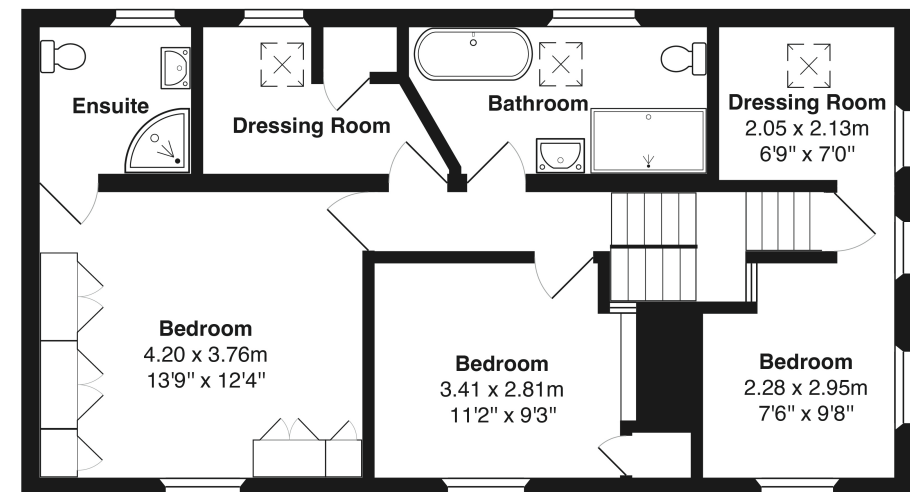
Cosy Cottage, Wedmore



Approximate gross internal floor area of main building - 150.5 m² / 1,620 ft²



Ground Floor
Area: 85.2 m² ... 917 ft²



First Floor
Area: 65.3 m² ... 703 ft²

IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

