





Guide Price £285,000

To View:

Holland & Odam
55 High Street, Wells, Somerset

BA5 2AE

01749 671020

wells@hollandandodam.co.uk



3



1



2

Energy
Rating

E

Council Tax Band
C

Services

Oil Central Heating
All mains services

Local Authority

Mendip District Council
0300 3038588
mendip.gov.uk

Tenure

Freehold



Directions

From Wells take the B3139 towards Wedmore. Pass through the villages of Yarley and Henton. Upon reaching the village of Bleadney the property can be found on the left hand side with a for sale board displayed.

Location

Bleadney is a small village between the Cathedral city of Wells and the popular village of Wedmore with its range of local shops, pubs and restaurants. Wedmore is surrounded by beautiful Somerset countryside with the Somerset Levels close by and the Isle of Wedmore golf course just outside the village. Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c.11 miles) as well as Bristol and Bath. Bristol International Airport is c.15 miles to the north-west. Of particular note is the variety of well-regarded schools in both the state and private sectors in Wells and the surrounding area.

Description

Period cottage with masses of character, easily maintained courtyard garden and off road parking for two cars. With no onward chain the property enjoys three double bedrooms and a particularly good sized dining kitchen with an oil fired "Esse" range cooker (currently not working). Definitely one to view if you're looking for a dream cottage to put your stamp on.

The front door opens into an entrance lobby with stairs to the first floor and a door on either side leading into the two reception rooms. On the left is a sitting room with feature fireplace with wood-burning stove inset and to the right is a further sitting room or a dining room with feature fireplace with Jetmaster open fire inset and shelving to either side of the chimney breast. This room also has an understairs cupboard and leads through to a lovely dining kitchen at the rear of the property which runs the width of the property with a spacious dining area and defined kitchen area with an Esse oil fired range cooker (currently not working) in addition to electric oven and hob. Within the units there is plumbing for washing machine and dishwasher and a porcelain one and a half bowl drainer sink unit. Beams run across the ceiling accentuating the country cottage feel and there is a very useful storage cupboard at the end of the dining area.

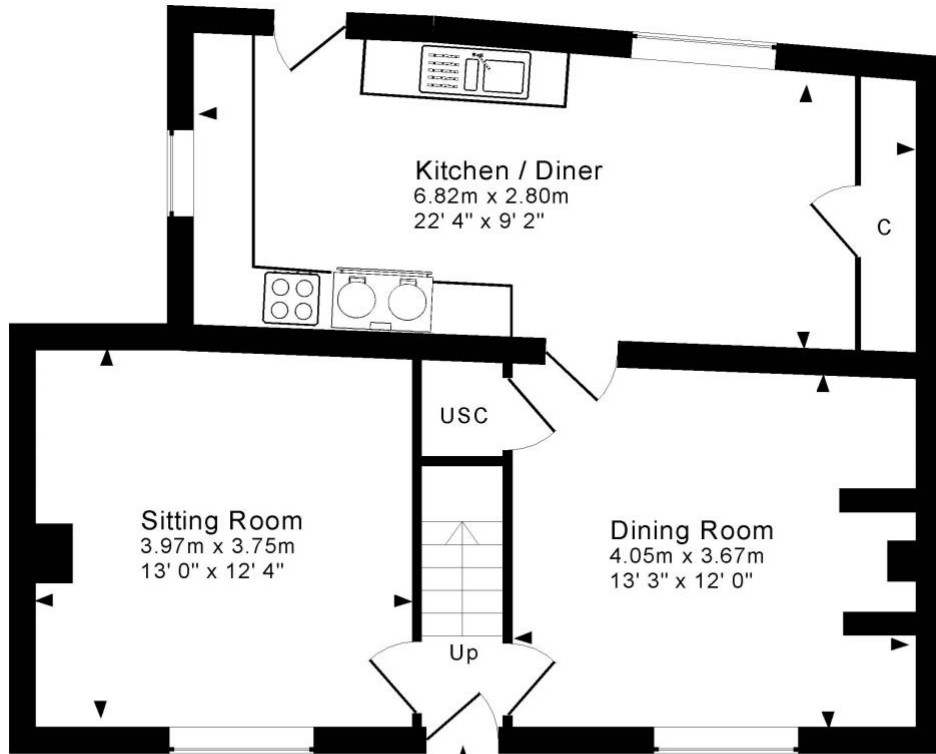
A stable door leads out under the covered porch and overlooks the stream to the rear. On the first floor there are three double bedrooms with the bedroom at the rear having a vaulted ceiling and a built in wardrobe and airing cupboard. Also at the back of the property is the bathroom with freestanding bath and separate shower.



To the front and side of the property is hardstanding for two cars. Gated access to the rear leading to a side courtyard which measures 16' 8" x 17' 2" (5.081m x 5.245m). Mainly laid to gravel with raised beds. Fencing to the rear of the property with the River Axe beyond. Useful covered porch to the rear. Outside oil fired boiler supplying central heating and hot water with an oil tank between the courtyard garden and the parking.

- Cosy and comfortable cottage with no onward chain
- Fireplaces in the reception rooms and "Esse" range cooker in the kitchen
- Beams and character features
- Large dining kitchen
- Three double bedrooms
- Off road parking for two cars
- Bathroom with separate shower
- Sun trap garden to the side with stream to the side

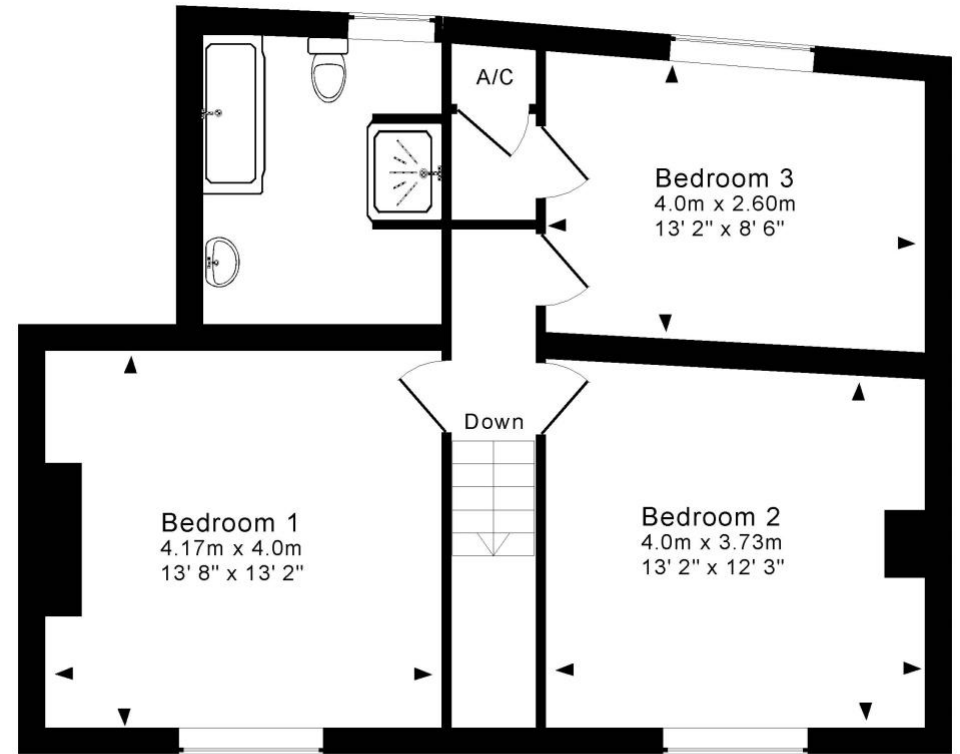




Ground Floor

For indicative purposes only.
Drawing Number : 147-0698

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First Floor

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