



Guide Price  
£295,000

*At a glance...*



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**holland  
& odam**

Marwood Cottage  
Wells Road  
Bleadney  
Wells  
Somerset BA5 1PF

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)



## Directions

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

## Services

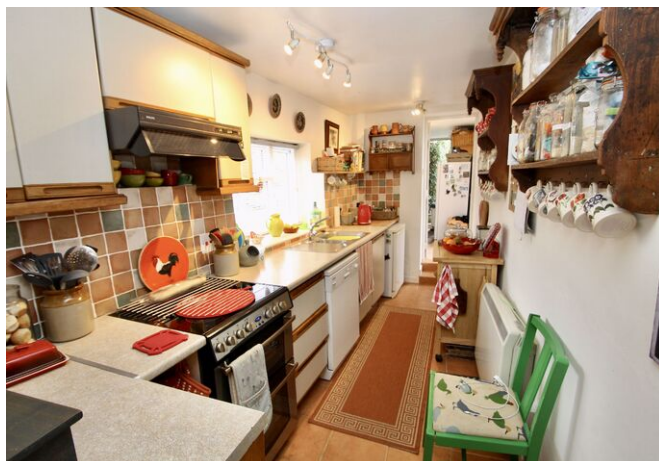
Mains electricity, water and drainage are connected. Night storage heaters and radiators via the multi-fuel stove. Water heating by electric immersion heater.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

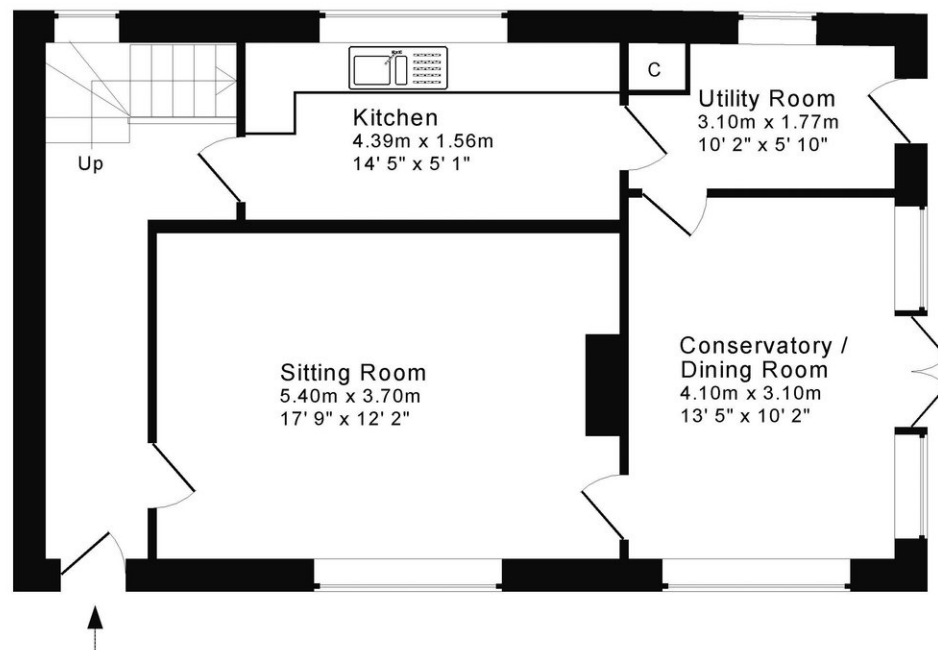
Bleadney is a small village midway between the city of Wells and the popular village of Wedmore with its range of local shops, pubs and restaurants as well as a Golf Course and primary school. Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and 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.

## Insight

Charming semi-detached cottage packed with character and offering a garden and off road parking. With particularly good living space due to the useful conservatory/dining room that overlooks the garden. This would make a wonderful bolt hole or a full-time home. No onward chain!

- Pretty period cottage with lots of charm
- Beamed sitting room with fireplace and multi-fuel stove inset
- Conservatory/dining room overlooking the garden
- Rustic kitchen with utility room beyond
- Two bedrooms (one with fitted storage)
- Bathroom with electric shower over the bath
- Combination of storage heaters and radiators via the multi-fuel stove in the sitting room
- Double glazed windows
- Off road parking with double gates into the garden
- 40' long garden to the side with the ability to park a motorhome or caravan. Useful log store.

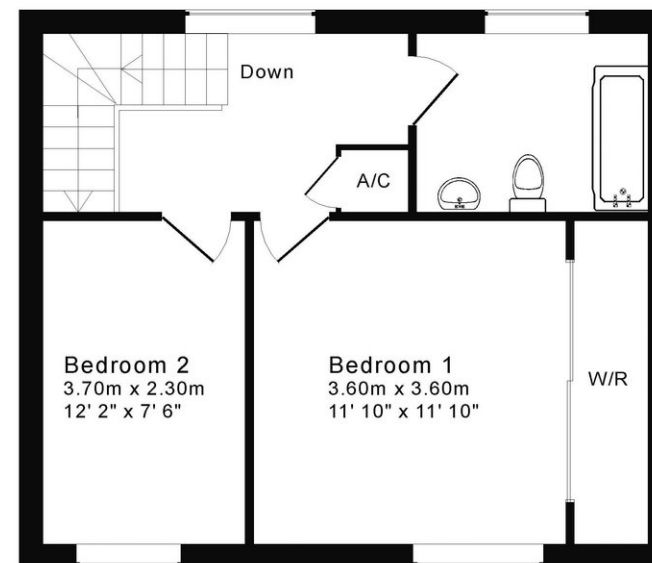




### Ground Floor

For indicative purposes only.  
Drawing Number : 147-0656

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### First Floor

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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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