



Olive

ESTATE AGENTS



Mendip View, Quab Lane, Wedmore, BS28 4AS Offers in excess of £525,000

*** BEAUTIFUL COTTAGE ON THE EDGE OF WEDMORE WITH A SPECTACULAR GARDEN *** AN EXTREMELY UNIQUE PROPERTY SITUATED ALONG QUAB LANE *** 2 BEDROOM COTTAGE WITH A ONE BEDROOM ANNEXE AND ABSOLUTELY STUNNING SURROUNDING GARDENS *** TIMBER WOOD CABIN / SUMMERHOUSE *** THE MAIN COTTAGE HAS A BEAUTIFUL LIVING ROOM, KITCHEN / DINING & FAMILY ROOM, TWO LARGE BEDROOMS (ONE WITH AN EN-SUITE) AND A FAMILY BATHROOM *** THE ANNEXE HAS A LIVING ROOM / KITCHEN / DINING AREA, A BEDROOM AND A SHOWER ROOM *** SPECTACULAR GARDENS AND AMPLE OFF STREET PARKING *** EPC E *** COUNCIL TAX BAND D ***

Entrance Porch

Access via a wooden glazed door.



Dining Room

A front aspect room with wooden double glazed windows, two wall light points, ceiling light, radiator, feature stone built fireplace, with flame gas fire, opening through to the Kitchen and a door into the living room.



Sitting Room

A front and side aspect room with wooden double glazed windows, exposed original ceiling beams, feature window seat, radiator, a lovely stone built fireplace with flagstone hearth, cast iron log burner and a wooden beam over, also three wall lights.





Kitchen

Is a rear and side aspect room with wooden double glazed windows and wooden double glazed Velux roof light, door leading through to the Inner Hallway, feature hanging light, tiled flooring, radiator. Kitchen has been fitted with base and eye level units with marble square edge work surfaces, one and half bowl sink, integrated double oven, ceramic four ring hob, extractor hood over, space and plumbing for a dishwasher, space for fridge/freezer.



Family Bathroom

A side aspect room with a wooden double glazed window, ceiling spotlights, extractor fan, tiled flooring, radiator, low level wc, wash hand basin, panel enclosed Jacuzzi spa bath with a concertina shower screen, tiled walls, chrome mixer tap with hand held shower attachment.



Landing

Doors to bedrooms, one and two.

Main Bedroom

A front and side aspect room with wooden double glazed windows, ceiling light, radiator, feature cast iron fireplace with wooden outer surround and mantel, door to the en-suite shower room.

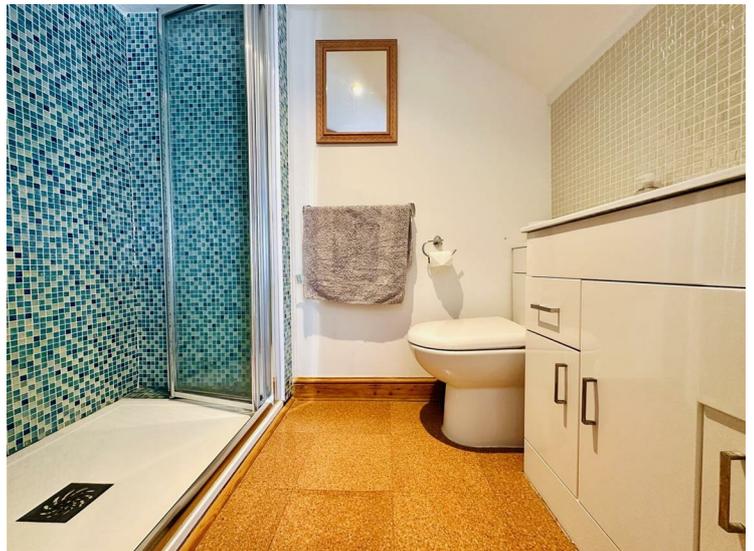


Hallway \ Stairs

Vaulted ceiling with exposed original beams, feature hanging light, tiled flooring, door through to the rear Utility hall, door to the family bathroom, and stairs leading to first floor landing.

En-Suite

Ceiling spotlights, extractor fan, low level wc, wash hand basin, large step in wet room style glazed and tiled shower enclosure with main shower system.



Rear Utility Hall

Space and plumbing for washing machine, space for a tumble dryer, original wooden glazed door leading out to the annexe driveway and annexe entrance.

Bedroom Two

Another good sized front aspect room with wooden double glazed windows, ceiling light, radiator.



Annexe Kitchen

A front aspect room with UPVC double glazed window, tiled effect vinyl flooring, opening into the living space, also door to the shower room. The kitchen has been fitted with a range of base and eye level units with marble effect wooden rolled edge work surface, interrogated oven with a ceramic four ring hob and extractor fan over, one bowl sink, space for underworks fridge/freezer.



Annexe

Entrance is via original wooden door to the Kitchen.

The Annexe has its own separate parking area for parking for one vehicle and a little low maintenance concrete garden to the side.

Annexe Living Room

UPVC double glazed French doors leading out to the rear terrace and garden, wall lights, door to the bedroom, feature floor landing cast iron log burner on a slate tiled hearth.





Annexe Bedroom

A side aspect room with UPVC double glazed windows overlooking the gardens, ceiling light.



Annexe Shower Room

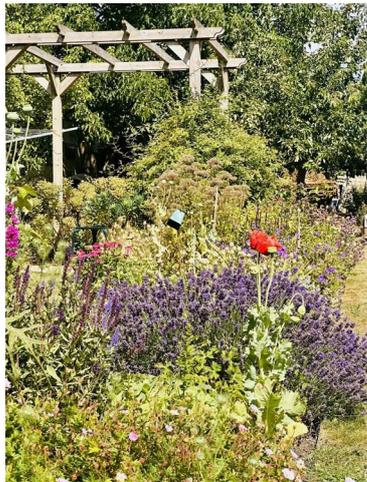
A rear aspect room with original obscure glazed window, ceiling spotlights, extractor fan, tiled flooring, low level wc, wash hand basin, glazed and tiled shower enclosure with wall mounted electric shower system over.



Gardens

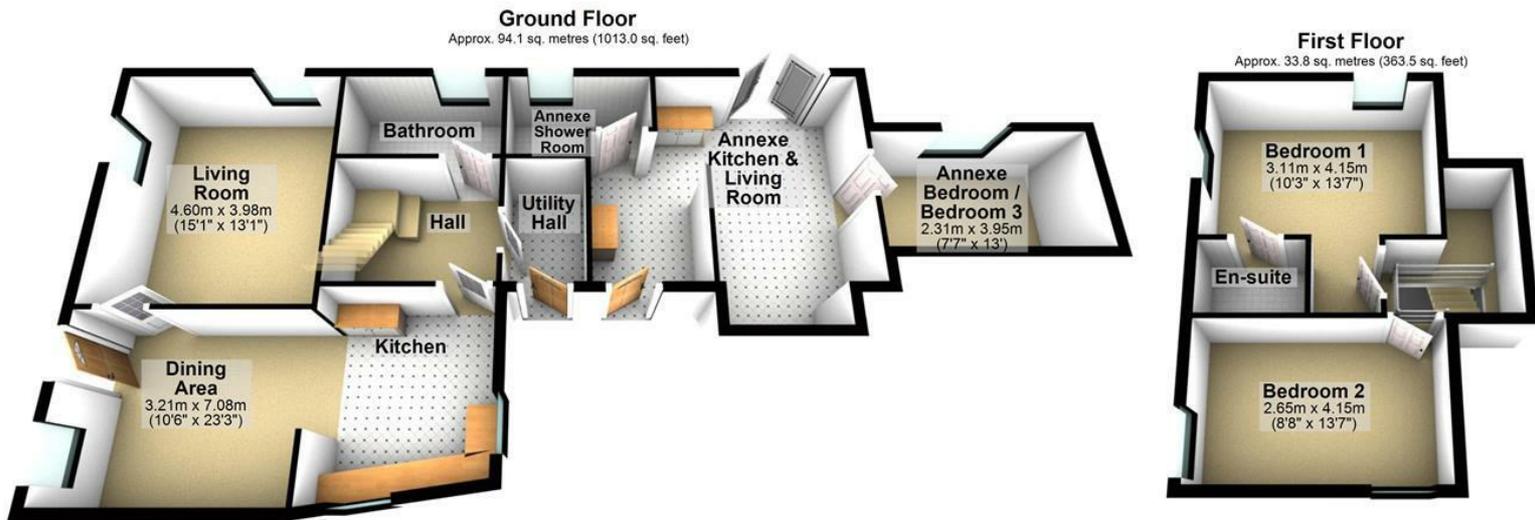
Arguably the main selling point of the property is the surrounding garden, mainly laid to lawn, beautiful range of flower shrub borders throughout, lovely central pergola feature with shingle stone, raised flower and shrub beds, timber out building to one end, and a log cabin style building to the other. The log cabin would be ideal for home office, home gym, studio.







Front
Parking for at least two cars.



Total area: approx. 127.9 sq. metres (1376.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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