

12 Elmsett Hall, Wedmore BS28 4AD

£360,000 Leasehold and Share of Freehold

COOPER AND TANNER



12 Elmsett Hall, Glanville Road
Wedmore, BS28 4AD

3 1 2 EPC C £360,000 Share of Freehold

Description

Beautifully presented, three-bedroom, top floor apartment with vaulted ceilings, open-air roof terrace, open-plan sitting room/dining room, and large contemporary kitchen with central island.

Elmsett Hall is a handsome and well-loved landmark in the bustling heart of the village of Wedmore. Once a gentleman's residence, built in the 1800's, it has seen many changes of use over the years. In more recent times this beautiful building has been transformed and divided into a number of individual apartments which each have their own unique style and layout. Number 12 is on the top floor and is easily accessed by lift or stairs. The unique features of this apartment include vaulted ceilings with sky lights, a front and back door, and an open-air roof terrace. The living area is bright and spacious with a comfortable sitting room at one end with a feature archway framing the fireplace, and a dining area at the other where there is ample space for a dining table and other furniture. The kitchen is modern and light, fitted with sleek contemporary base and wall units, and a central island, topped with contrasting granite worksurfaces. Integrated appliances include a double oven, induction hob, and dishwasher, and there is plenty of space for other appliances. The apartment comprises of two double bedrooms and a single room. The principal bedroom benefits from an ensuite shower room and fitted wardrobes. The second double room also has fitted wardrobes and space for other furniture. The single room, which is currently a hobby room, has a glass door to the open-air roof terrace, which is a unique feature of this apartment and provides a private outdoor space in which to enjoy sunshine and fresh air. These two rooms share a bathroom which is fitted with a shower cubicle, a bath, wash-hand basin and WC.

The main access to the apartments in Elmsett Hall is via the impressive entrance door in the iconic tower, which has an intercom system to each of the residences. A rear door leads out to the gardens at the back of the building. Apartment 12 benefits from two parking spaces in the communal car park, where there are also several visitor spaces. The communal outdoor areas include paved terraces, landscaped gardens and a bike shed.



















Location

Wedmore is a thriving village set on a high ridge above the Somerset Levels with a rich history and architectural heritage. Established in Saxon times, the modern day Wedmore is an exciting social and commercial rural centre with a wide range of retail and leisure facilities including a selection of boutique shops. Day to day amenities include a newsagents/general stores, chemist, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries, 3 public houses. A lively and friendly community, Wedmore hosts over 70 organisations with a diversity of cultural and sporting activities including opera, theatre, parkland golf course, floodlit all weather tennis courts, indoor and outdoor bowling greens and both cricket and football pitches.

There is a community run bus service to the larger nearby towns and the property falls within the popular catchment area for 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.

Directions

From the Wedmore office proceed along Church Street into Pilcorn Street. Take the next left onto Glanville Road and Elmsett Hall can be found shortly after on the right-hand side.

Lease

The lease started in April 2004 and runs for 999 years.

Management and Service Charge

For 2024-2025 the cost is £3,436. Management company is Stephens and Co Block Management. Please note, no pets are allowed.







Local Information Wedmore

Local Council: Somerset Council

Council Tax Band: E

Heating: Gas-fired central heating

Services: All mains services

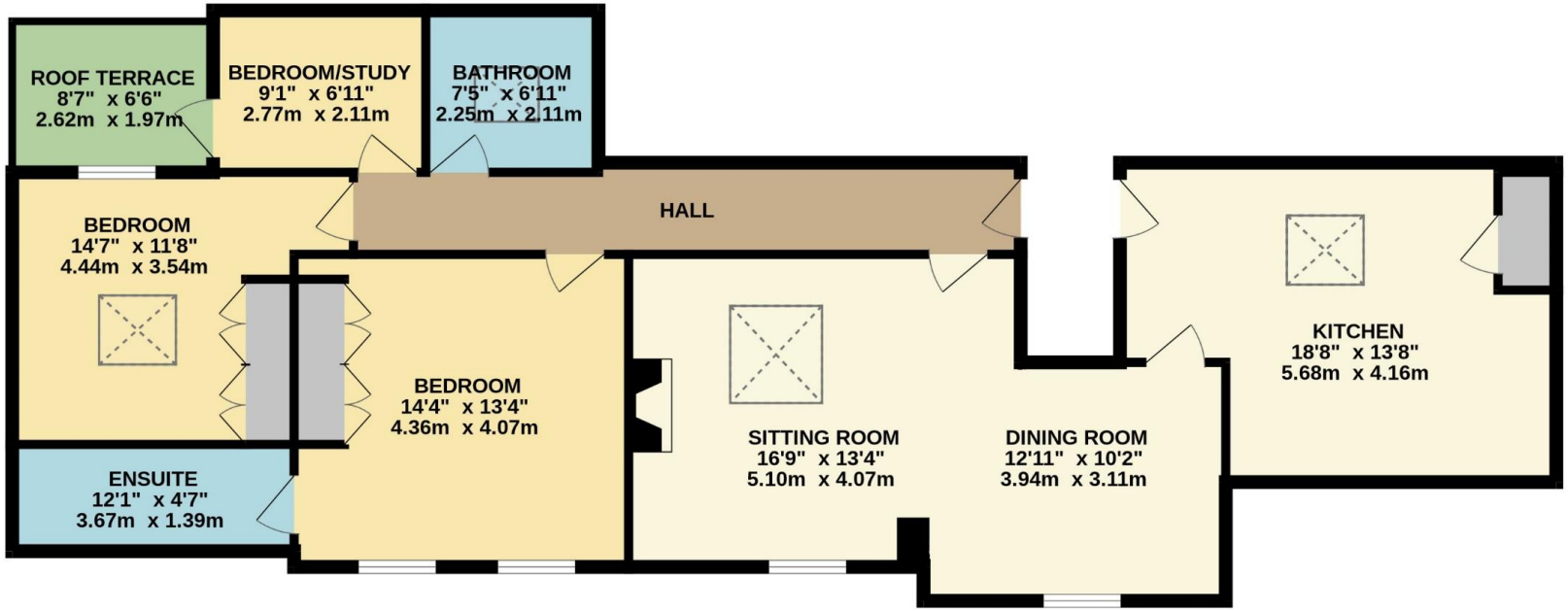
Tenure: Leasehold and share of freehold

Motorway Links
- M5

Train Links
- Highbridge Train Station

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

SECOND FLOOR APARTMENT
1157 sq.ft. (107.5 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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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The Property Ombudsman

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