



11 Elmsett Hall, Glanville Road, Wedmore BS28 4AD

£360,000 Freehold

COOPER  
AND  
TANNER



# 11 Elmsett Hall, Glanville Road Wedmore, BS28 4AD

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## £360,000 Share of Freehold

### Description

This stunning top floor apartment with panoramic views over Wedmore and countryside beyond, is located within the popular Elmsett Hall. The penthouse is exceptionally well presented throughout and offers period charm and modern comfort with shared gardens and off road parking in the heart of this thriving village.

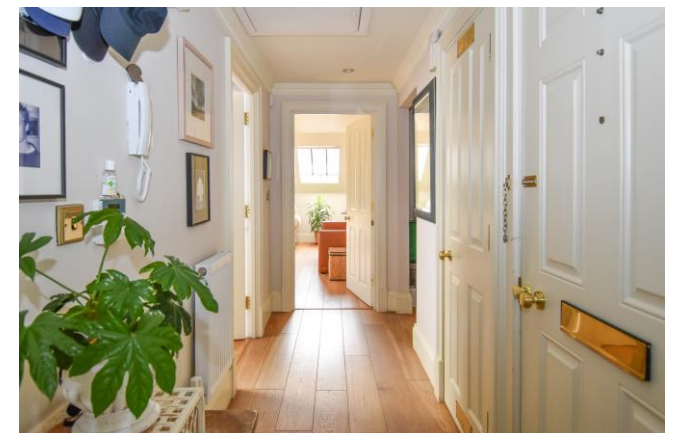
The two bedroom apartment is accessed via the impressive main front entrance and is reached via the lift or stairway. Inside, a modern kitchen, fitted with a range of wall and base units and integrated appliances, leads to a stunning glass-roofed walkway to the tower breakfast room. This is a wonderful place to dine and enjoy glorious views from this triple aspect room. The living room also enjoys wonderful views and the feature fireplace and ample space for seating makes this a comfortable retreat from the outside world. Across the hall is a double bedroom with built in wardrobes and a shower room next door. The master bedroom is a delightful room with views to the Mendip Hills

and benefits from an en-suite bathroom and a small dressing room. The wide internal hall also homes a linen/airing cupboard and further storage cupboards. There is wooden flooring throughout.

The apartment would suit a range of requirements, from someone looking to downsize, a professional or investor. Due to its secure location this apartment would also be ideal as a lock up and leave or second home.

### Outside

Dating from the 1800's and formerly a 'gentleman's residence' for Dr Glanville, Elmsett Hall sits in an elevated and quiet position in the village. Owners of number 11 have two allocated parking spaces at the front of the building plus access to visitor's parking. To the rear there is a pretty communal garden area with courtyard, seating areas and lawn offering a tranquil place to sit and enjoy plenty of sunshine throughout the day. There is also use of a communal stone bike storage shed if required.









## 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

This is a combined cost of approximately £170.47 per month. Please note no pets are allowed.



### Local Information Wedmore

**Local Council:** Somerset Council

**Council Tax Band:** D

**Heating:** Gas-fired central heating

**Services:** All Mains Services

**Tenure:** Share of Freehold



### Motorway Links

- M5



### Train Links

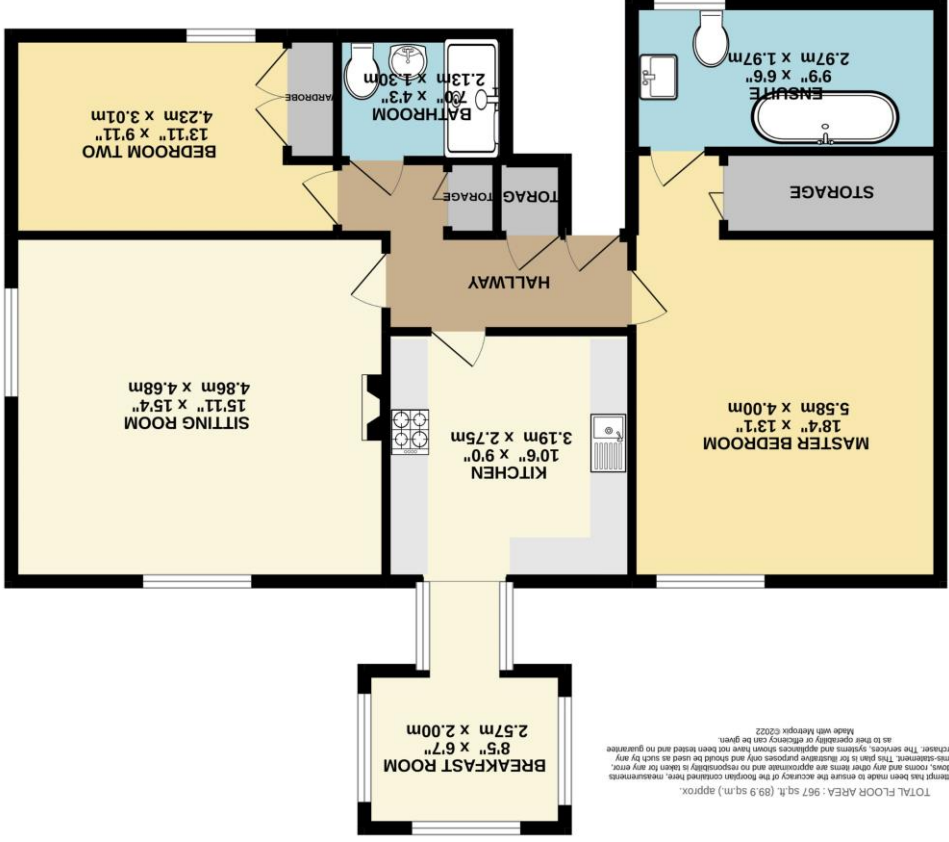
- Highbridge Train Station



### Nearest Schools

- Wedmore First School
- Hugh Sexey's Middle School
- Kings of Wessex Academy

GROUND FLOOR  
967 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA: 967 sq.ft. (89.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and appliances shown have not been tested and no guarantee is given or no 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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