



Elmfield House, Brinscombe, Weare BS26 2LH

£750,000 Freehold

COOPER  
AND  
TANNER







# Elmfield House, Brinscombe, Weare BS26 2LH

 5  2  2  1 Acre (approx.) EPC E  
£750,000 Freehold

## Description

Dreaming of The Good Life, with chickens and goats, a pony grazing in the paddock, and a chance to grow your own produce, this beautifully presented five-bedroom contemporary home, on over an acre plot, nestles amongst a rural farming community, close to Axbridge and Cheddar, with views to The Mendips.

The stylish and thoughtful refurbishment throughout this home, with its clean, modern colour palette and warm wood flooring and doors, makes for a very seductive interior. The kitchen looks out to the front of the property and has light flooding in on two sides with stunning views of the Mendips. It is fitted with modern sleek wall and base units; a bespoke, circular breakfast bar; integrated appliances; an Aga; and plenty of storage. There has been no compromise on space in this property, which is evident from the entrance hall through to the reception rooms, linked by beautiful oak flooring. The sitting room benefits from French doors opening out to the orchard to the side and views of the hills from the windows to the front. There is a feature log burner set in an exposed stone chimney breast with wood mantle. The dining room offers space for a large dining table and other furniture, and there are French doors which can be

thrown open in good weather to extend this sociable space out onto the suntrap of a patio. Also, on the ground floor, is a cloakroom and a utility with access to the garage and rear patio. All five bedrooms are upstairs. The fabulous master suite has a vaulted ceiling, dual aspect windows, an ensuite shower room and a walk-in wardrobe. The other bedrooms all share a modern, beautifully finished bathroom. There is loft access from the landing and further storage in the eaves and in built-in wardrobes in the second bedroom. The property is warmed by oil central heating and it is double glazed throughout.

## Outside

Tucked away on the hillside in Brinscombe, set on its own plot with gardens, orchard and paddock, this house enjoys amazing views across the countryside to the Mendips beyond. A sweeping driveway leads up to the property and provides ample space to park multiple vehicles and accesses the double garage. There is access to the paddock, situated behind the house, and to the stable block. A Mediterranean style seating and entertaining area is a sun trap and spans the rear of the house.















## Location

The hamlet of Brinscombe lies just beyond the south side of the Mendip Hills. The general area provides many opportunities, including walking and riding on the Mendips, sailing on Axbridge reservoir, local golf course outside Wedmore and sports centre in Cheddar. There is a church in the village and a selection of country pubs in neighbouring villages.

The senior school in this area is Kings of Wessex, in Cheddar, with the middle school at Hugh Sexeys, Blackford and the first school at Weare School is within easy walking distance. Wedmore, Cheddar, Winscombe and Axbridge are all within convenient driving distance, where there is more shopping, social and recreational facilities. The cities of Bristol, Bath and Wells are all within daily driving distance, Bath and Bristol providing excellent cultural activities.

## Directions

From the Wedmore office, proceed along Church Street, taking the turning for Lascot Hill on the right. Following the road through Stoughton and Ashton onto Notting Hill Way, passing the Wheatsheaf Pub on the left-hand side.

Continue towards the village of Upper Weare taking the road on the right, Sparrow Hill Way, continue past the church and take the second on the left signposted Brinscombe, down a no-through road. The property can be found on the right-hand side opposite the farm.



### Local Information Brinscombe

**Local Council:** Somerset

**Council Tax Band:** E

**Heating:** Oil fired central heating

**Services:** Mains electric, water and private drainage (bio treatment tank)

**Tenure:** Freehold



### Motorway Links

- M5
- M4



### Train Links

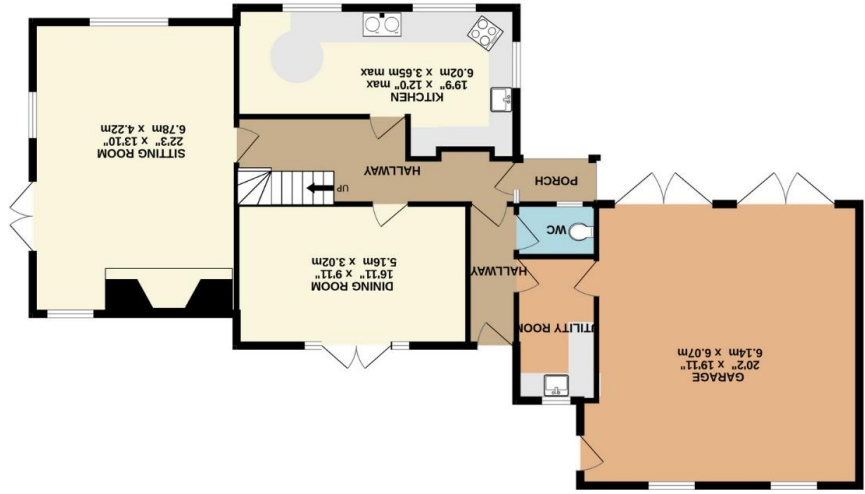
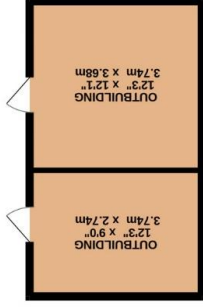
- Highbridge, Worle & Weston



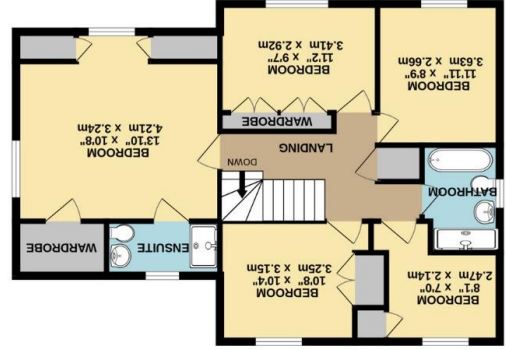
### Nearest Schools

- Kings of Wessex, Cheddar
- Hugh Sexey Middle School
- Weare First School





GROUND FLOOR  
1496 sq.ft. (139.0 sq.m.) approx.



1ST FLOOR  
733 sq.ft. (68.1 sq.m.) approx.

TOTAL FLOOR AREA INCLUDES OUTBUILDINGS

TOTAL FLOOR AREA : 2230 sq.ft. (207.1 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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